



OAKFIELD



Hartington Place, Eastbourne BN21 3BG

Asking Price £375,000





## Hartington Place, Eastbourne BN21 3BG

A stunning and generously sized two-bedroom first-floor apartment within The Esperance — an exclusive new development ideally located in the heart of Eastbourne. Just a short stroll from the seafront, vibrant town centre, and mainline train station, this beautifully designed home blends modern sophistication with timeless architectural elegance.

The spacious living areas feature high ceilings and large windows that fill the rooms with natural light, creating an airy and welcoming atmosphere. The open-plan living and kitchen space boasts sleek integrated appliances and contemporary finishes, perfect for both relaxing and entertaining.

The master bedroom benefits from a stylish ensuite bathroom, and access to the standout feature of this home being the private rooftop garden, providing a serene outdoor retreat with delightful views — an ideal spot for alfresco dining, gardening, or simply unwinding.

A separate modern bathroom completes the accommodation.

Perfect those seeking a low-maintenance coastal residence, this apartment offers an exceptional lifestyle in a prime location.

Discover the Best of Eastbourne  
Tucked between the South Downs and the sea, Eastbourne offers a unique blend of coastal charm and countryside beauty. Enjoy art galleries, theatre at the Devonshire Park, or a stroll along the iconic pier.

Just moments away, the town centre boasts high-street favourites, independent shops, and a thriving food scene. For outdoor lovers, the nearby South Downs and scenic local areas like Meads Village and the Marina offer plenty to discover.







### Excellent Transport Links

Eastbourne is exceptionally well-connected, making it a fantastic base for commuters and weekend adventurers alike. The mainline railway station offers direct routes to London Victoria (approx. 90 mins), Brighton (40 mins), and Lewes (30 mins). For drivers, the A27 and A22 provide easy access to Gatwick Airport, Brighton, and the wider South East.

### Parking

This property offers convenient on-street parking, with resident permits available at approximately £100 per year. For those seeking added peace of mind, there is also the option to purchase an allocated private parking space on site. However, with the apartment located right in the heart of Eastbourne, you may find you don't need a car at all – the seafront, shops, cafes, theatres, and mainline train station are all just a short walk away.

### Additional Information

The seller advises that the property is offered as leasehold and has approximately 999 years remaining on the lease. The service charge is estimated to be £1,100 per annum.

### Council Tax Band

The Council Tax band for this property is yet to be confirmed, as it forms part of a newly converted building and has not been officially assessed at this time.

### Open Plan Living Room/ Kitchen

18'0" x 14'3" (5.49 x 4.35)

### Bedroom 1

14'6" x 10'8" (4.44 x 3.26)

### En Suite

8'5" x 5'6" (2.59 x 1.69)

### Bedroom 2

15'1" x 11'1" (4.61 x 3.40)

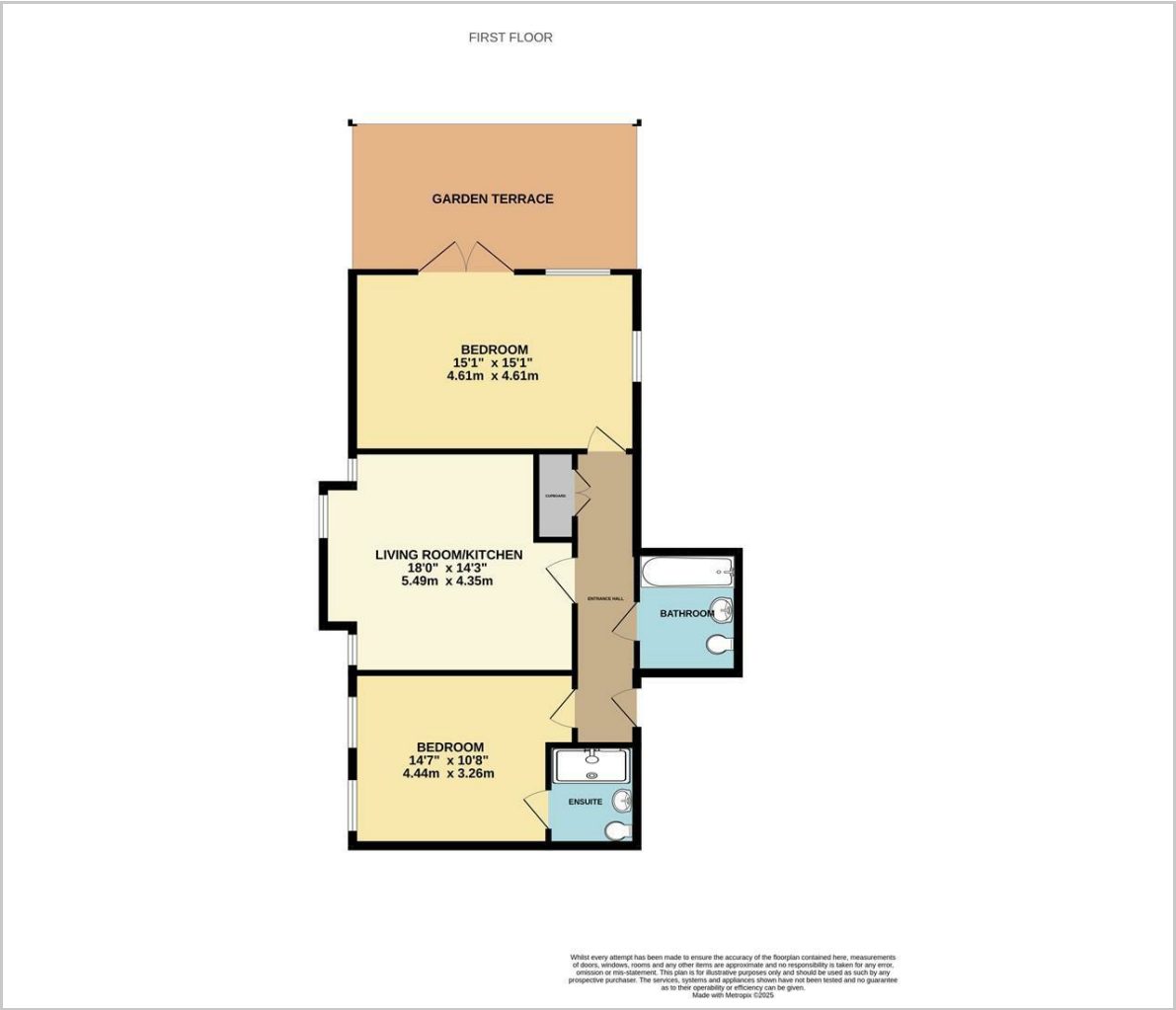
### Bathroom

7'9" x 5'6" (2.38 x 1.68)

### EPC Rating - E



Floor Plan

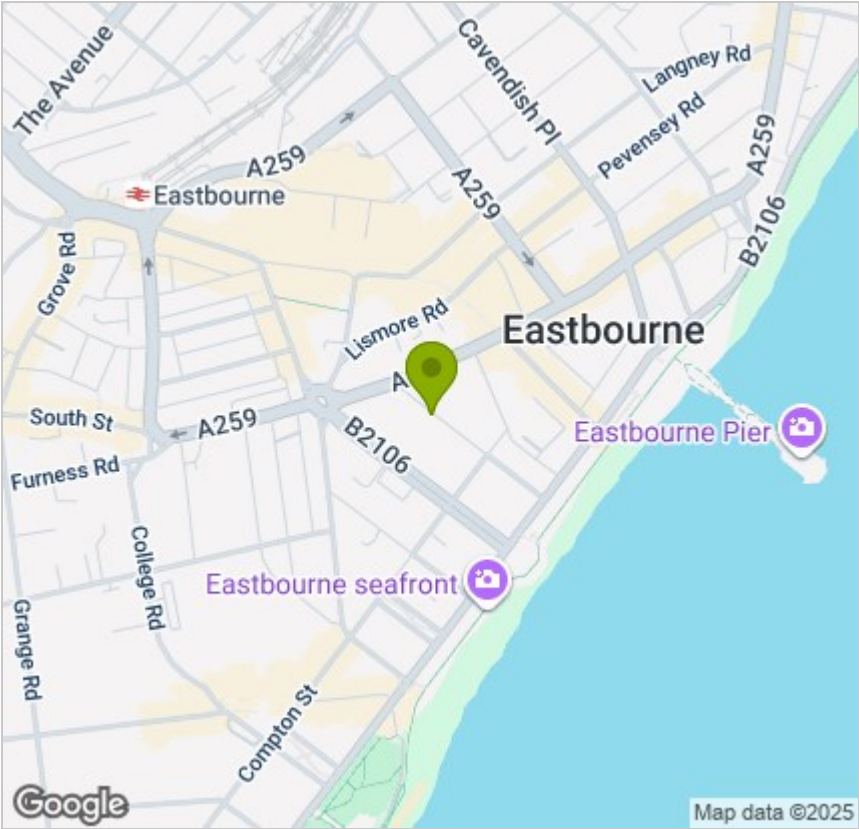


Viewing

Please contact us on 01323 723 500  
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

