



OAKFIELD



Hartington Place, Eastbourne BN21 3BG

Asking Price £240,000





## Hartington Place, Eastbourne BN21 3BG

A stylish and spacious one-bedroom ground floor apartment set within The Esperance – an exclusive new development perfectly positioned in the heart of Eastbourne. Just moments from the seafront, town centre, and mainline train station, this thoughtfully designed home combines contemporary finishes with classic architectural charm.

Generously proportioned throughout, the apartment enjoys high ceilings and beautiful bay windows in both the living area and bedroom, flooding the space with natural light and creating an inviting, airy feel. The open-plan living and kitchen area is perfect for modern living, while the well-appointed kitchen comes complete with sleek integrated appliances, ideal for everyday convenience.

The double bedroom is equally impressive, offering a peaceful retreat with a feature bay window and ample space. A modern bathroom and quality fixtures throughout complete the home.

This apartment is perfect for first-time buyers, downsizers, or those looking for a low-maintenance coastal home in a vibrant and well-connected 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.

### EPC Rating - E

### 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

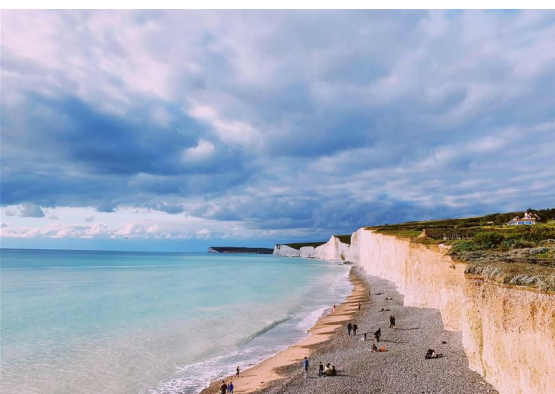
17'1" x 14'3" (5.21 x 4.35)

### Bedroom

16'8" x 11'8" (5.10 x 3.56)

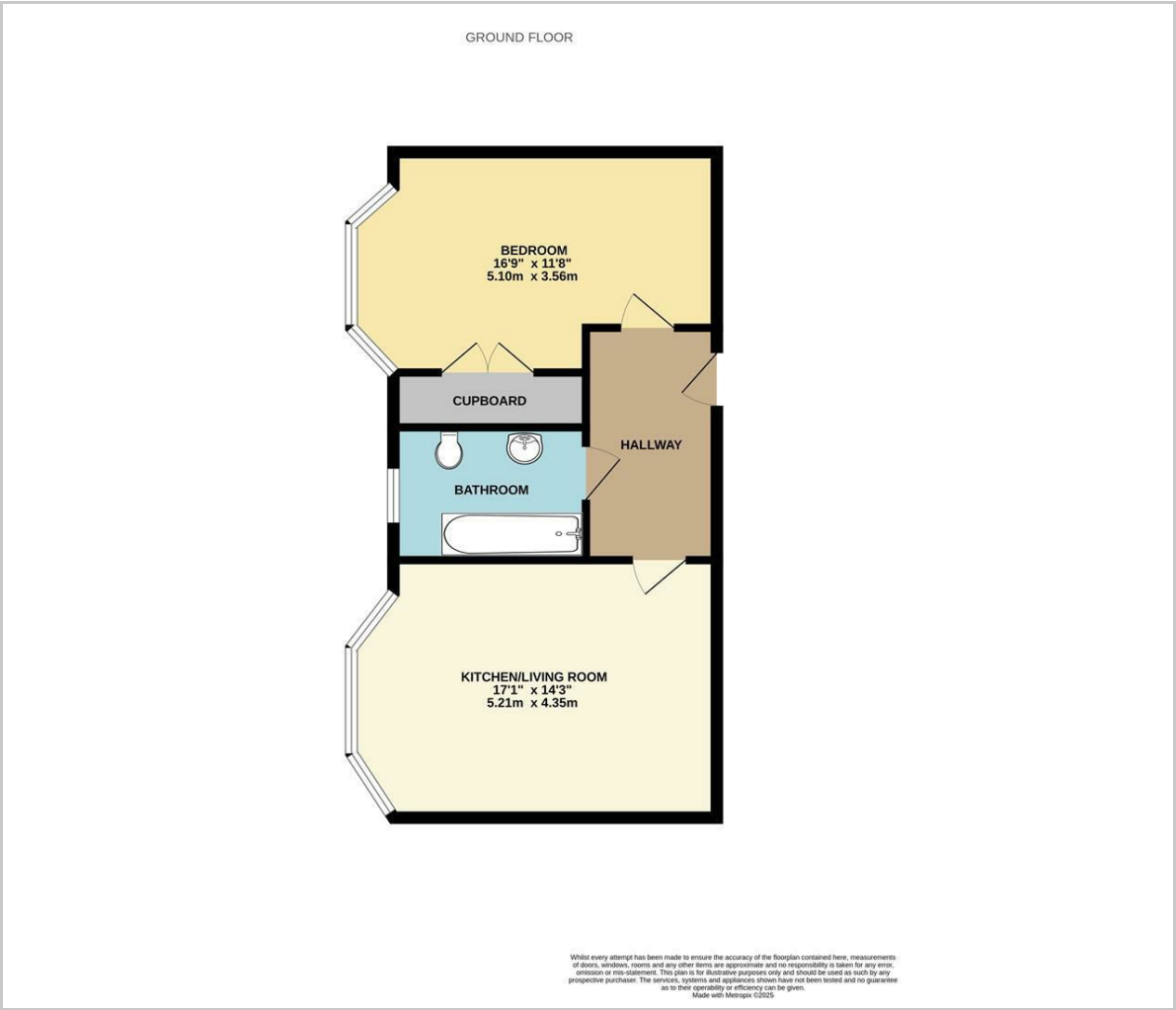
### Bathroom

7'3" x 6'5" (2.21 x 1.98)





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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

