



OAKFIELD

Hartington Place, Eastbourne BN21 3BG

Asking Price £400,000



Hartington Place, Eastbourne BN21 3BG

A beautifully proportioned two-bedroom first floor apartment within The Esperance – a prestigious new development in the centre of Eastbourne, just a short stroll from the seafront, shops, and mainline station.

This bright and spacious apartment is filled with natural light, enhanced by high ceilings and large windows throughout. With generous room sizes and a thoughtful layout, it offers both style and practicality in equal measure. The open-plan kitchen and living area is ideal for modern living, while the sleek, fully integrated kitchen provides all the essentials for easy day-to-day use.

Both bedrooms are comfortable doubles, and the apartment enjoys lovely views towards a neighbouring church, adding a peaceful and characterful outlook. A particularly large internal cupboard provides excellent storage – a rare bonus in apartment living.

Perfectly located for enjoying everything Eastbourne has to offer, this elegant apartment blends timeless design with modern convenience in a truly enviable setting.

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

EPC Rating - E

Open Plan Living Room / Kitchen

19'10" x 11'7" (6.06 x 3.55)

Bedroom 1

12'5" x 10'10" (3.80 x 3.32)

En Suite

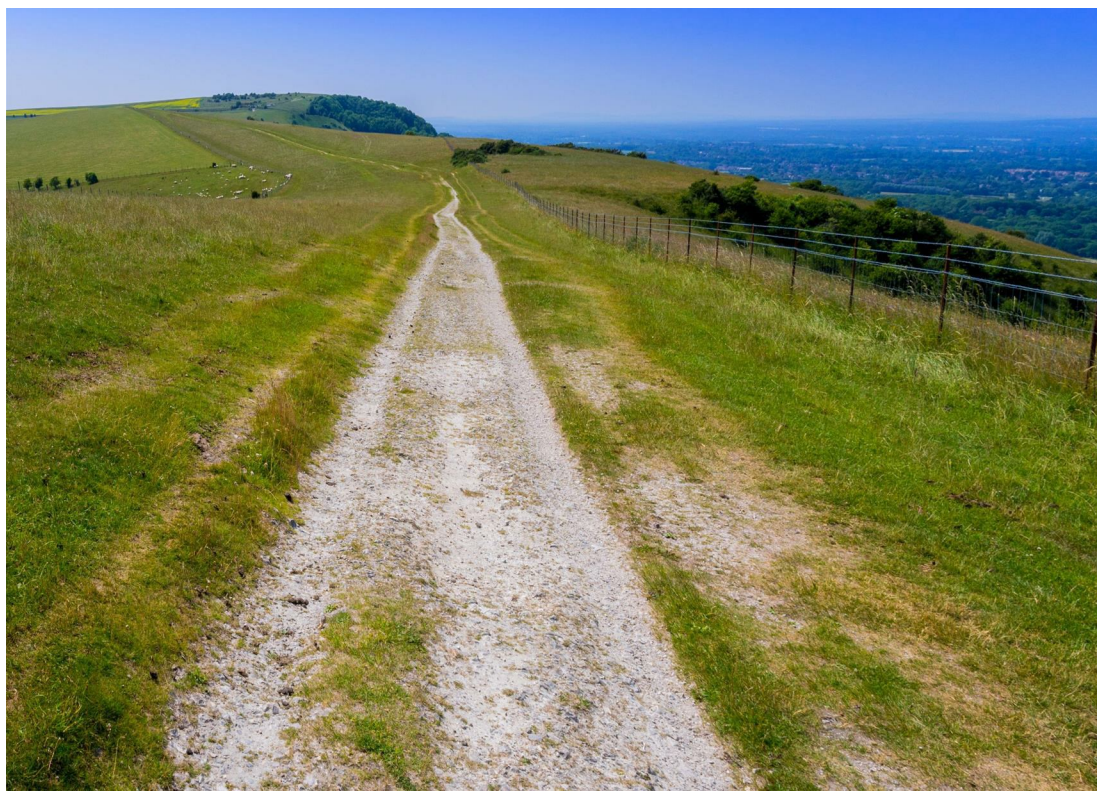
9'11" x 7'3" (3.04 x 2.23)

Bedroom 2

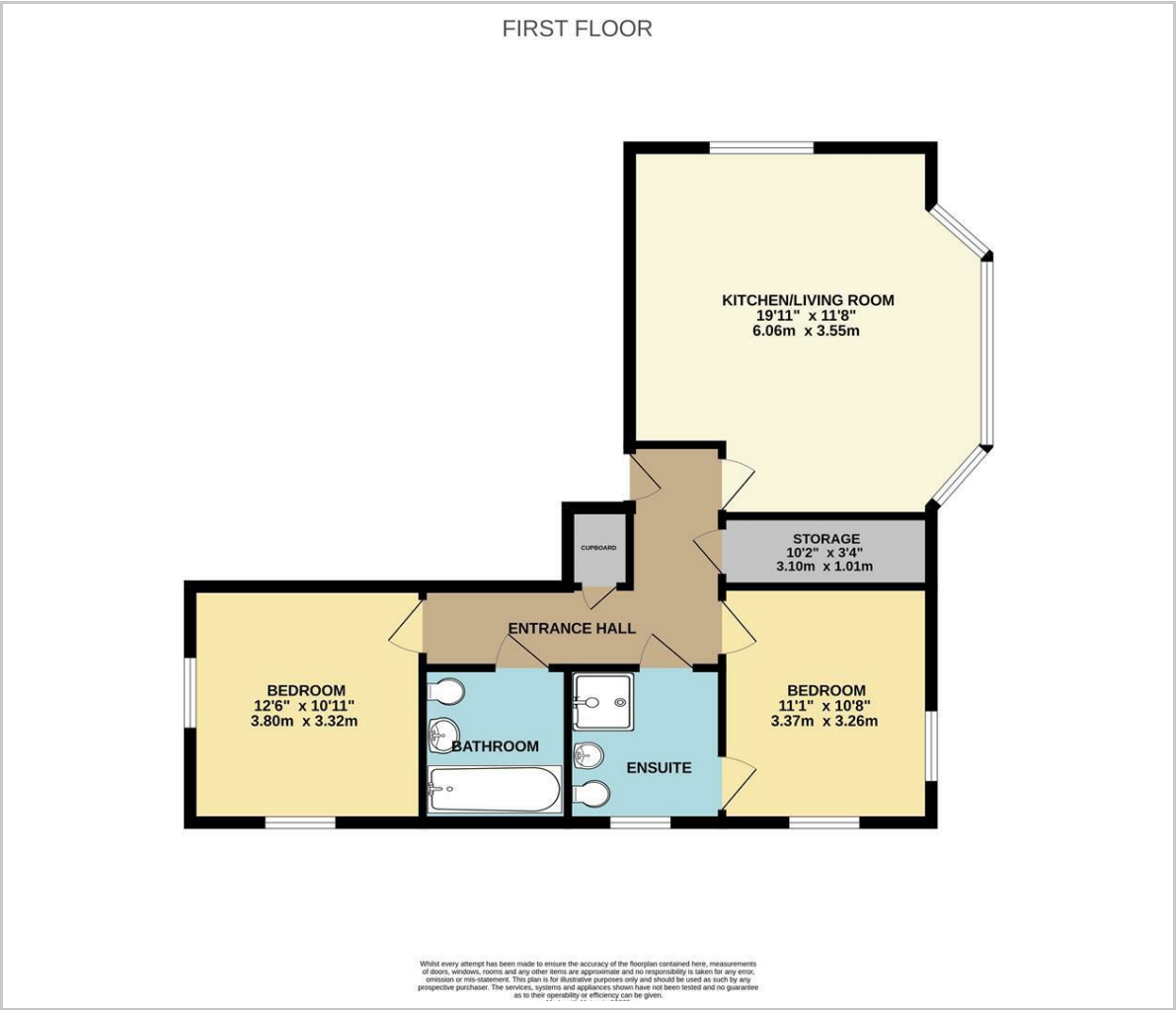
11'0" x 10'8" (3.37 x 3.26)

Bathroom

7'2" x 6'2" (2.20 x 1.90)



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

