

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

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Taylor Engley



Flat 9, Hartington Mansions Hartington Place, Eastbourne, BN21 3BJ

Guide Price £375,000 Freehold

An impressive four-bedroom period penthouse apartment, superbly positioned in the sought-after Hartington Place area of Eastbourne. Substantially improved by the current vendors, this exceptional home combines generous proportions and period character with stylish modern living. The light and spacious accommodation includes four excellent double bedrooms, two bathrooms and beautifully presented living spaces, complemented by the rare benefit of two private balconies. Further advantages include a share of the freehold, making this an outstanding opportunity for those seeking a substantial and characterful apartment in a desirable central location.



An impressive four-bedroom penthouse apartment within the historic Hartington Mansions, Eastbourne's first purpose-built residential block, dating from 1901. Ideally situated moments from the award-winning seafront, this substantial home combines elegant period character with extensive modern improvements.

The property has been comprehensively upgraded, including new plumbing, boiler and radiators, full double glazing, consumer unit and immersion tank, while retaining original features including fireplaces and high ceilings.

Accommodation comprises a generous living room with balcony, modern kitchen with adjoining utility room, four double bedrooms, two bathrooms and spacious entrance hall. The principal bedroom enjoys access to a private balcony. Further benefits include lift access, two balconies and a share of the freehold.

An exceptional coastal home within easy reach of Eastbourne's seafront, town centre, theatres, Devonshire Park and mainline railway station.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO FOURTH FLOOR * HALLWAY * LIVING ROOM * DINING ROOM/OPTIONAL BEDROOM
* THREE FURTHER BEDROOMS * TWO BATHROOMS * TWO BALCONIES * UPVC DOUBLE GALZED * GAS FIRED CENTRAL HEATING *
COMMUNAL GARDENS ***



The accommodation

Comprises:

COMMUNAL ENTRANCE HALL

Lift and stairs rising to:

TOP (FOURTH) FLOOR LANDING

Private front door opening to:

HALLWAY

18'2 x 6'0 (5.54m x 1.83m)

With storage cupboards, picture rail, security entry phone system, concealed radiator.

SITTING ROOM

17'6 x 15'6 (5.33m x 4.72m)

Being dual aspect with upvc sash style windows to front and side with access to front facing balcony, radiator.

DINING ROOM/BEDROOM THREE

14'3 x 12'0 (4.34m x 3.66m)

With upvc sash windows to side, coved ceiling, double radiator.

KITCHEN/BREAKFAST ROOM

15'10 x 13'0 (4.83m x 3.96m)

Fitted with a comprehensive range of wall and base units, complemented by work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a double electric oven and four burner gas hob with extractor above, with space and plumbing provided for a dishwasher, together with space for a fridge/freezer. Radiator and double-glazed windows enjoying rear and side aspects.

UTILITY ROOM

Space and plumbing for washing machine. Double glazed window to the side aspect. Recently installed Vaillant gas boiler for the provision of gas fired central heating and domestic hot water.

BEDROOM ONE

15'0 into chimney breast recess x 14'10 (4.57m into chimney breast recess x 4.52m)

With double glazed window to the front aspect. Double glazed door leading to the balcony. Fire place. Wall mounted radiator, television point.

BEDROOM TWO

12'5 x 10'7 (3.78m x 3.23m)

With upvc sash windows to side, radiator with fireplace surround.

BEDROOM FOUR

11'3 x 7'8 (3.43m x 2.34m)

With upvc sash windows to side, double radiator, television point, picture rail.

REFITTED BATHROOM/WC

9'0 maximum x 5'8 (2.74m maximum x 1.73m)

With a white suite comprising roll top free standing bath with mixer taps. Low level wc. Wash hand basin. Radiator. Double glazed window to the side aspect.

RE-FITTED SHOWER ROOM/WC

Comprising a shower cubicle with over head shower attachment. Low level wc, wash hand basin, heated towel rail. Double glazed window to the rear aspect.

GROUND FLOOR STORE ROOM

Private Lock Up Store Room

N.B

We are advised that the length of lease is the remainder of 999 years from December 25th 1999 with a Share of the Freehold.

We have been advised the current service charges are £5553.26 per annum which includes clean and waste water supply (This is expected to reduce by 50% following completion of current works)

The current managing agents are ELM Management

Pets are permitted with the permission of directors, Short Rentals (Holiday Lets) and HMOs are not permitted

COUNCIL TAX BAND:

Council Tax Band - Eastbourne Borough Council Band 'D'

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS

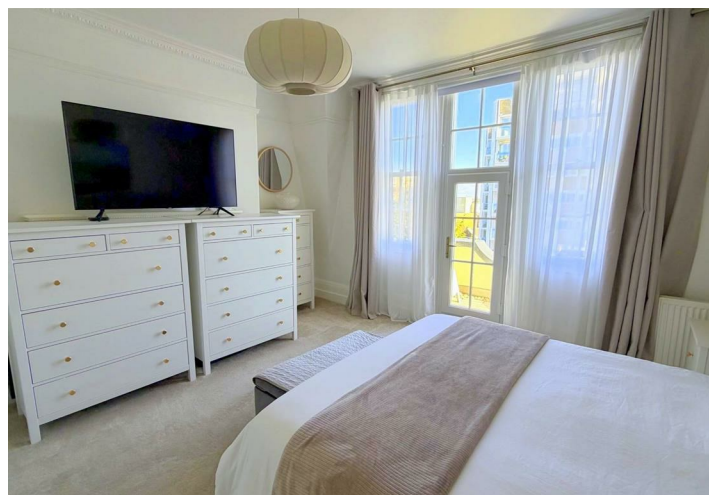
We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

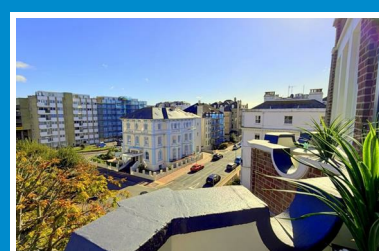
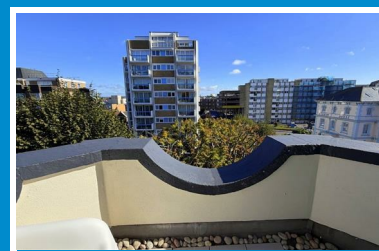
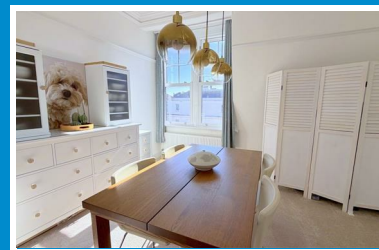
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.