

**Valuers, Land & Estate Agents**

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Taylor Engley



**Flat 3, Sussex House Hartington Place, Eastbourne, BN21 3BH**

**Price Guide £280,000 Leasehold - Share of Freehold**

**PRICE GUIDE £280,000 - £300,000. Situated within a few minutes walk of Eastbourne seafront and town centre, is this beautifully presented, spacious two bedroom first floor flat. The property which comes with a SHARE OF FREEHOLD, was fully refurbished in 2020, and features a MODERN FITTED KITCHEN AND SHOWER ROOM, LARGE SPACIOUS GARAGE WITH ELECTRIC ROLLER DOOR TO FRONT, DOUBLE GLAZING, TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBE CUPBOARDS and a BALCONY. EPC = D**



**\* ENTRANCE HALL \* DINING ROOM \* LOUNGE \* BALCONY \* MODERN FITTED KITCHEN \* TWO DOUBLE BEDROOMS \* MODERN FITTED SHOWER ROOM \* STORE CUPBOARD \* SPACIOUS GARAGE \***



## FRONT DOOR TO:

Communal entrance hall, stairs or lift to first floor, door to:

## ENTRANCE HALL

Security entryphone system, built-in storage cupboards with hanging and shelf spaces, airing cupboard housing the hot water cylinder.

## DINING ROOM

11'2" x 7'10" (3.40m x 2.39m)  
Two electric radiators.

## LOUNGE

20'6" x 11'9" (6.25m x 3.58m)  
Double aspect room with double glazed window to side and large window to front, built-in cupboards and shelving, two radiators, television point, flame effect feature fire, door to:

## BALCONY

Enjoying outlook to front.

## KITCHEN

13'1" x 7' (3.99m x 2.13m)  
Fitted with a range of modern grey high gloss cupboards and drawers, built-in Neff double oven and ceramic hob with extractor hood over, space for fridge freezer and washing machine, integral dishwasher, sink unit, worksurfaces, under unit lighting, television point, double glazed window with outlook to front.

## BEDROOM ONE

13'3" x 9'5" (4.04m x 2.87m)  
Built-in mirror fronted double wardrobe cupboard, double glazed window with outlook to front, electric radiator, television point.

## BEDROOM TWO

11'1" x 9'1" (3.38m x 2.77m)  
Built-in mirror fronted wardrobe cupboard, double glazed window with outlook to front, electric radiator, television point.

## SHOWER ROOM

7'2" x 5'9" (2.18m x 1.75m)  
Fitted with a modern white suite, comprising washbasin with drawers below, low level WC, large shower cubicle, heated towel rail, extractor fan.

## STORE CUPBOARD

Located on the ground floor.

## GARAGE

20'4" x 11'9" (6.20m x 3.58m)  
Electric roller door to front, double glazed window to side, electric power points, lighting, built-in cupboards and worksurfaces.

## PLEASE NOTE:

The lease is 999 years from the 14th of October 2003. The service charge for the period 25/06/2026 - 24/09/2026 is £650.00, the water charges for the same period are £75.00.

(All details concerning the terms of the lease and outgoings are to be verified).

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX BAND:

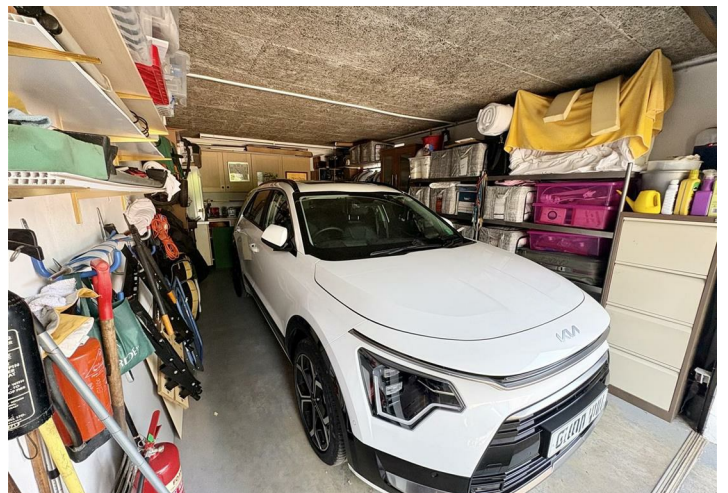
Council Tax Band D.

## 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.

## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		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.

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