

# HUNT FRAME

ESTATE AGENTS



## 15 Southdown House 1 Howard Square, Eastbourne, BN21 4FG

Price Guide £440,000



A STUNNING THIRD (TOP) FLOOR APARTMENT within this NEWLY CONVERTED GRADE II LISTED BUILDING, situated adjacent to Eastbourne's seafront. Consisting of spacious accommodation which extends to approximately 1167 sq ft in size with SUPERB SEA VIEWS OVER THE FRONT ELEVATION. LARGE RECEPTION, TWO DOUBLE BEDROOMS both with EN-SUITES and a SEPARATE WC along with a BEAUTIFUL KITCHEN/BREAKFAST ROOM.

An exclusive development of 15 LUXURIOUSLY APPOINTED apartments, finished to an exacting standard within this Grade II listed building. Located just off The Promenade, to the west of the town centre, within easy reach of the theatres, Towner Art Gallery, seafront and Pier.

The apartments and maisonettes have a minimum of two double bedrooms with en-suites, and a separate cloakroom, fully fitted kitchen/dining rooms with integrated appliances, quartz work surfaces and travertine flooring. All maisonettes have allocated parking. With generous room sizes and reception rooms overlooking Howard Square and the seafront to the side, reservations are now being taken. SHARE OF FREEHOLD, 999 year lease. Call HUNT FRAME, sole agents, to arrange your appointment to view.



## COMMUNAL ENTRANCE

With stairs and lift rising to third floor.

## PRIVATE ENTRANCE HALL

Intercom receiver, radiator. Five stairs rise to:

## CLOAKROOM

Low level wc, pedestal hand basin, radiator, tiled flooring.

## LIVING ROOM

17'4 x 15'3 (5.28m x 4.65m)

Three sash windows to front, with sea views, radiator, media point.

## KITCHEN/BREAKFAST ROOM

14' x 12'7 (4.27m x 3.84m)

Sash window to rear, fitted wall and base units with quartz work surfaces, one and a half bowl stainless steel sink unit, integrated refrigerator/freezer and dish washer, fitted washing machine, tumble dryer, double oven and electric hob with extractor hood, radiator, moveable breakfast table.

## BEDROOM 1

18'1 x 11'9 (5.51m x 3.58m)

Three sash windows to front, with sea views, radiator, television point.

## EN-SUITE SHOWER

Sash window to front, towel radiator, shower enclosure, low level wc, hand basin, shaver point, extractor fan.

## BEDROOM 2

22'6 x 15'1 (6.86m x 4.60m)

Sash windows to rear and side, radiator.

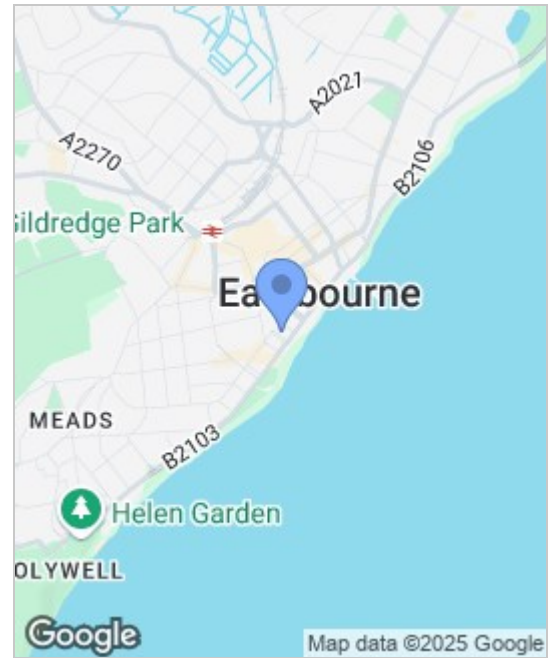
## EN-SUITE BATHROOM

Sash window to rear, panelled bath with shower and shower screen, hand basin, low level wc, towel radiator.

## Tenure and Outgoings

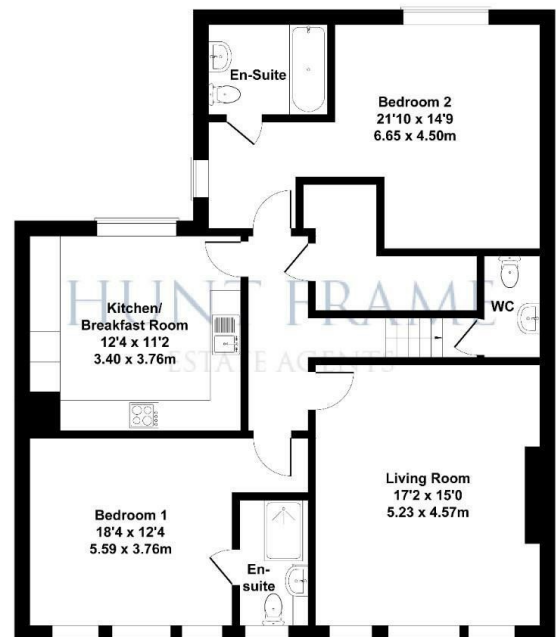
MAINTENANCE £1334.48 PER ANNUM

SHARE OF FREEHOLD 999 YEAR LEASE FROM COMPLETION



### 15 Southdown House

Approximate Gross Internal Area  
1167 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
**For Illustrative.**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE

Tel: 01323 737373 | Email: [info@huntframe.co.uk](mailto:info@huntframe.co.uk)

[www.huntframe.co.uk](http://www.huntframe.co.uk)