

# HUNT FRAME

ESTATE AGENTS



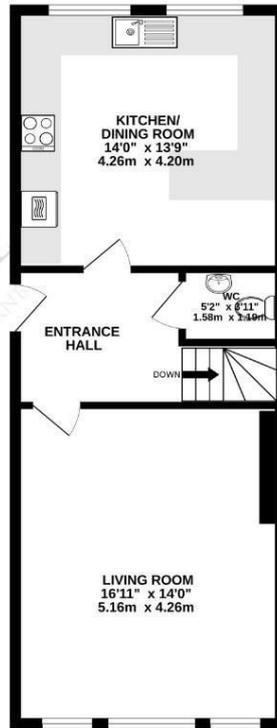
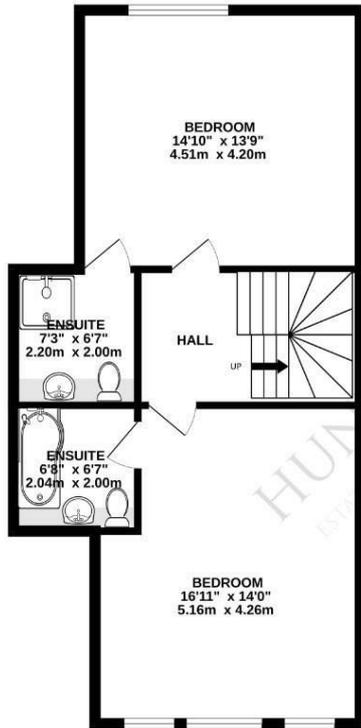
**4 Southdown House 2 Howard Square, Eastbourne, BN21 4FG**

**Price Guide £490,000**



LOWER GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

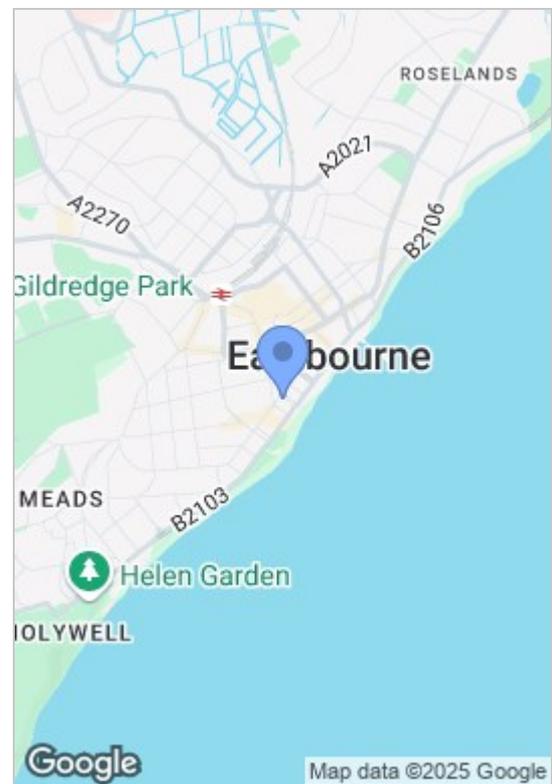
GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



HUNT FRAME  
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TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12023



- LUXURIOUS NEW DEVELOPMENT
- HIGH SPECIFICATION THROUGHOUT
- TWO EN-SUITES AND CLOAKROOM
- INTEGRATED APPLIANCES
- CHARACTER FEATURES
- SPLIT LEVEL MAISONETTE
- TWO DOUBLE BEDROOMS
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- ALLOCATED PARKING SPACE
- GRADE II LISTED

A sumptuous ground floor MAISONETTE with SUPERBLY appointed accommodation which extends to approximately 1128 sq ft in size. SITTING ROOM with SEA VIEWS, BESPOKE KITCHEN, TWO DOUBLE BEDROOMS both with EN-SUITES and a SEPARATE WC. ALLOCATED PARKING.

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 vast majority of apartments and maisonettes all have two double bedrooms, both 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.

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.