

HUNT FRAME

ESTATE AGENTS



14 Howard House, Eastbourne, BN21 4BH

Price Guide £375,000



GREAT NEW PRICE - STUNNING PENTHOUSE APARTMENT with a **ROOF TERRACE** and **BALCONY** occupying the whole of the top floor with simply **SUPERB VIEWS** over Eastbourne, the Theatres, Devonshire Park and towards the South Downs. Recently **RE-DECORATED** with well proportioned accommodation to include a **SPACIOUS SITTING ROOM** with **GLORIOUS VIEWS**, **THREE BEDROOMS**, **KITCHEN** and **SEPARATE WET ROOM** and **WC**. In addition a door from the hallway leads to the **SPIRAL STAIRCASE** which allows access to a very **PRIVATE LARGE ROOF TERRACE AREA**. which affords **SPLENDID VIEWS** both over the town, towards the Downs and the coast and sea. **Private ALLOCATED PARKING**, completes the merits that this **FABULOUS CHAIN FREE PENTHOUSE** has to offer.



COMMUNAL ENTRANCE HALL

Staircase and lift to the top floor.

ENTRANCE HALL

Large L shaped entrance hall. Parquet wooden flooring. Radiator. Skylight. Door to the concealed spiral staircase, which leads to the roof terrace. Entryphone system.

SITTING ROOM

17'3 x 14'6 (5.26m x 4.42m)

Superb sitting room of good proportions with fantastic rooftop views over Eastbourne and the South Downs. Double glazed corner windows with matching UPVC double glazed door opening to the WRAP AROUND BALCONY. Large fitted display dresser with drawers and display shelving. Radiator. Feature fireplace. Television point.

WRAP AROUND BALCONY

Stunning over roof top views over thearates, tennis courts, the town centre and towards the South Downs.

KITCHEN

11'5 x 8'4 (3.48m x 2.54m)

Fitted with a range of modern wall and base mounted units with complementary work surfaces over. Inset single oven and electric hob. Integrated fridge freezer and washing machine. Inset stainless steel sink unit with mixer tap and single drainer. Fitted breakfast bar. Double glazed window to the rear aspect.

BEDROOM ONE

14'10 x 13' (4.52m x 3.96m)

UPVC double glazed window to rear. Radiator. Range of fitted wardrobes with a matching dresser. Additional storage cupboard

BEDROOM TWO

12'8 x 9'6 (3.86m x 2.90m)

Double bedroom with fitted wardrobe and cupboards. Double glazed window and door providing secondary access on to:

BALCONY TWO

BEDROOM THREE

9'9 x 7'8 (2.97m x 2.34m)

Double glazed window to rear. Radiator.

WET ROOM

8'10 x 5'6 (2.69m x 1.68m)

Fully tiled from floor to ceiling. Selectatronic shower unit, pedestal wash hand basin, storage cupboard with glass shelf beneath, low-level WC, heated towel rail, UPVC double glazed pattern window to the rear aspect, wall mounted fan

SEPARATE WC

Low level WC, wash hand basin, double glazed window to the rear aspect.

SPIRAL STAIRCASE

Accessed via a door in the entrance hallway, double glazed door allowing access to the roof terrace.

VIEWES

Stunning views from both inside and out of this penthouse, internally from the sitting room and bedroom two and externally from both of the balconies, in particular from the wrap around balcony, accessed from the sitting room.

OUTSIDE

Secure under block parking space.

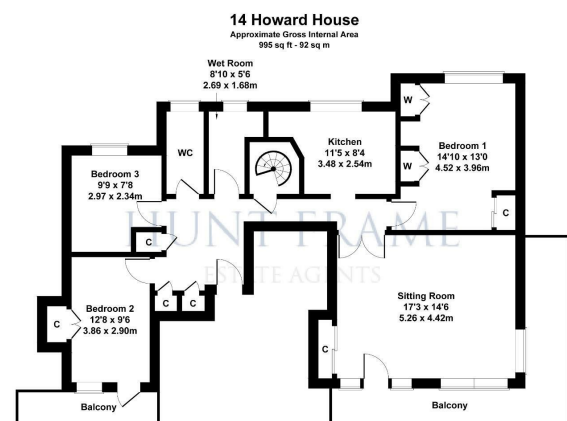
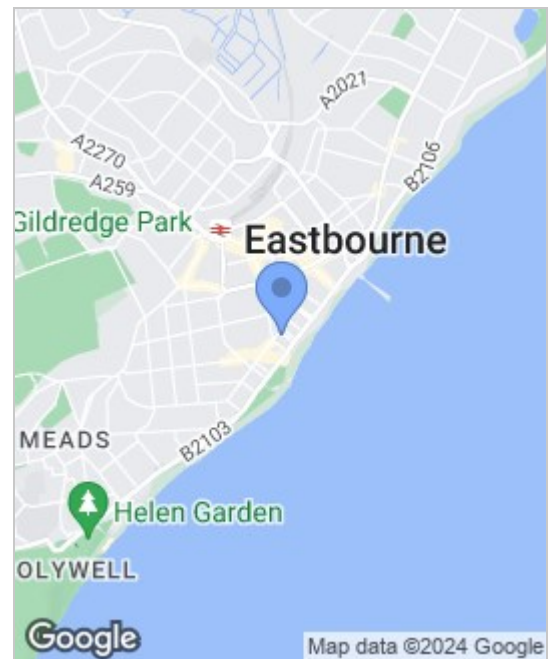
OUTGOINGS

SHARE OF THE FREEHOLD: 999 YEAR LEASE FROM 24 JUNE 1962 - 938 YEARS REMAINING

NO GROUND RENT

MAINTENANCE: CURRENTLY: £1735.10 PER QUARTER £6945 PER ANNUM TO INCLUDE HOT WATER AND HEATING - THE 'FUEL' ELEMENT OF THE SERVICE CHARGE ACCOUNTS FOR APPROXIMATELY A THIRD OF THE OUTGOINGS

COUNCIL TAX BAND: D



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	England & Wales
		51	EU Directive 2002/91/EC

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