

# HUNT FRAME

ESTATE AGENTS



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

£560,000



**VIRTUAL TOUR-** A sumptuous ground floor MAISONETTE with SUPERBLY appointed accommodation which extends to approximately 1479 sq ft in size. SITTING ROOM with SEA VIEWS, BESPOKE KITCHEN, THREE DOUBLE BEDROOMS all 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 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.



## COMMUNAL ENTRANCE

Communal entrance door and hall to apartment.

## ENTRANCE HALL

Doors to living room/kitchen, Wc and bedroom 3, staircase to the lower ground floor.

## LIVING ROOM/KITCHEN

25'0 x 14'2 (7.62m x 4.32m)

Splendid open plan reception/kitchen, measuring approximately 25' foot in length with light and airy space with high ceilings and period features, contemporary fitted kitchen with integrated appliances, and quartz worktops.

## BEDROOM 3

16'9 x 14'5 (5.11m x 4.39m)

Double bedroom to the rear of the property with sash windows overlooking the rear aspect, neutrally decorated, Victorian style radiators, door to the en-suite.

## EN-SUITE

Luxury en-suite with shower cubicle with twin shower heads, wash hand basin set in a vanity unit, tiling to walls and floor.

## LOWER GROUND FLOOR

From the first floor, large inner hall with polished travertine flooring, fitted utility cupboards with a fitted washer and dryer, under stairs storage cupboard, doors off to.

## BEDROOM 1

25'3 x 14'3 (7.70m x 4.34m)

Impressive double bedroom of excellent proportions with sash windows to the front aspect, extremely well appointed and presented being neutrally decorated whilst retaining period features, door to the en-suite.

## EN-SUITE

Luxury well appointed facility with both an enclosed cubicle and panelled bath, tiling to walls and floor, wash hand basin set in a vanity unit.

## BEDROOM 2

18'9 max x 14'6 (5.72m max x 4.42m)

Windows to the rear elevation, high ceilings and period features, well appointed in matching colours, door to the en-suite.

## EN-SUITE

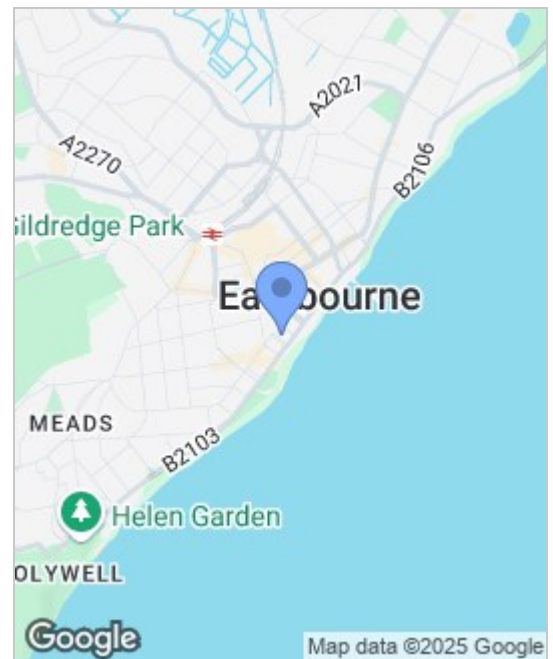
Comprising of a recessed shower cubicle, low level Wc with concealed cistern with a recessed flush, wash hand basin in a vanity unit, complimentary tiling to the walls and floor.

## ALLOCATED PARKING

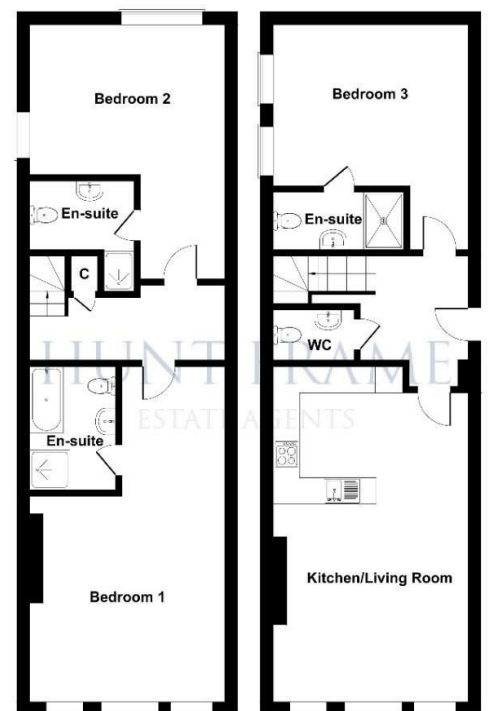
Allocated single parking space to the rear of the building.

## OUTGOINGS

MAINTENANCE £1267.81 PER ANNUM  
SHARE OF FREEHOLD 999 YEAR LEASE  
FROM COMPLETION



11 Southdown House



LOWER GROUND FLOOR      GROUND FLOOR

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

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