

# HUNT FRAME

ESTATE AGENTS



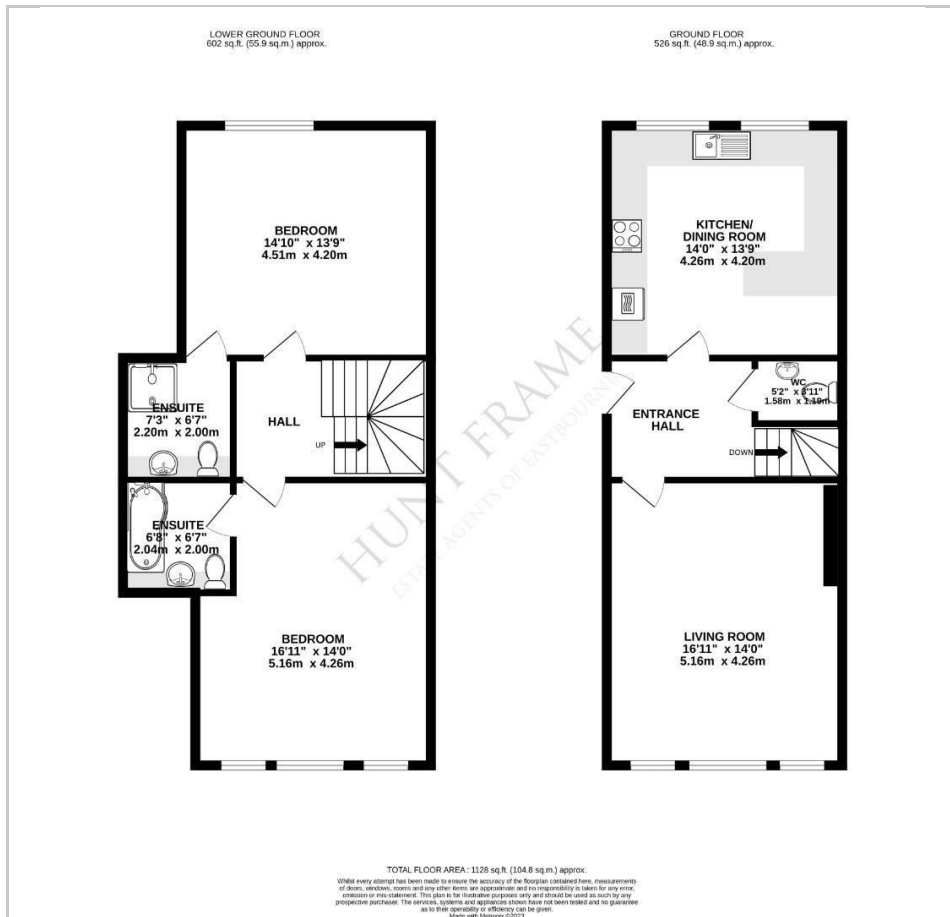
## 2 Howard Square

Seafront, Eastbourne, BN21 4BQ

£490,000







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

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- BEAUTIFULLY PRESENTED BRAND NEW ■ FINISHED TO AN EXACTING STANDARD CONVERSION
- ADJACENT TO EASTBOURNE SEAFRONT ■ VIEWS OF THE SEA
- SPACIOUS SPLIT LEVEL MAISONETTE ■ TWO BEDROOMS, BOTH WITH EN-SUITE
- VIEWING IS CONSIDERED ESSENTIAL ■ SHARE OF FREEHOLD
- ALLOCATED PARKING SPACE

An exceptionally spacious and beautifully presented TWO BEDROOM split level apartment set within this 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.

All apartments and maisonettes have 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, and ready for occupation during Autumn 2023, 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.