

# HUNT FRAME

ESTATE AGENTS

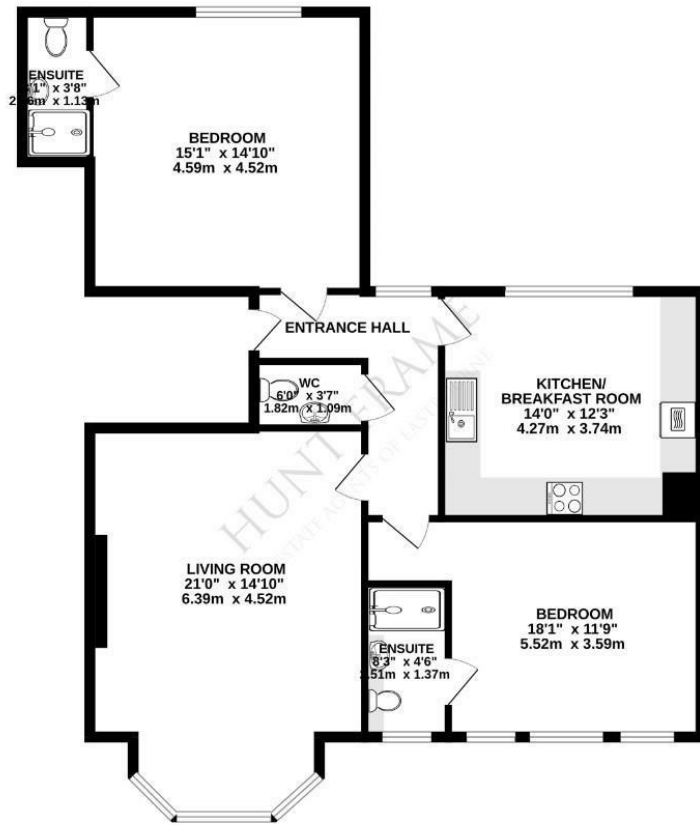


**Southdown House 2 Howard Square, Eastbourne, BN21 4FG**  
**Price Guide £440,000**

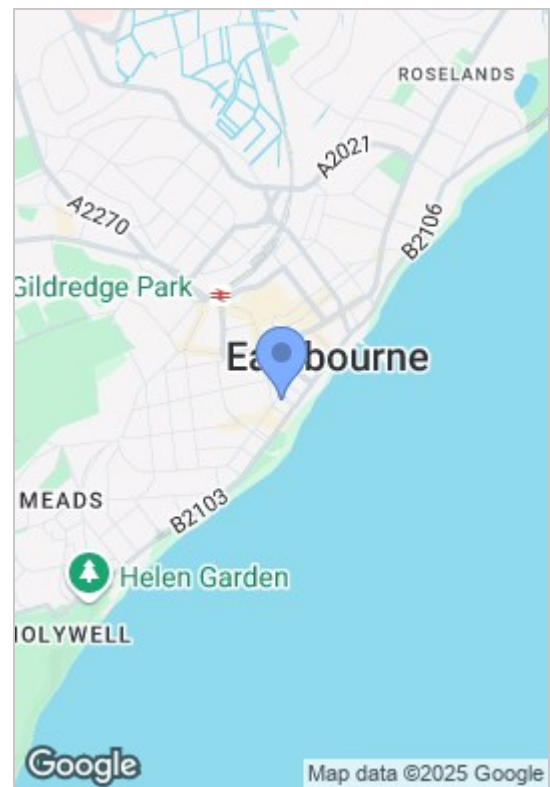




FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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- LUXURIOUS NEW DEVELOPMENT
- FIRST FLOOR
- TWO EN-SUITES AND CLOAKROOM
- GRADE II LISTED
- INTEGRATED APPLIANCES
- TWO BEDROOM APARTMENT
- HIGH SPECIFICATION THROUGHOUT
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- CHARACTER FEATURES
- SEA VIEWS

A sumptuous FIRST FLOOR APARTMENT, SUPERBLY appointed accommodation which extends to approximately 1009 sq ft in size. BAY FRONTED SITTING ROOM with SEA VIEWS, BESPOKE KITCHEN, TWO DOUBLE BEDROOMS both with EN-SUITES and a SEPARATE WC.

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.

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.