



14 Howard House, Eastbourne, BN21 4BH

Price Guide £350,000



GUIDE PRICE £350,000 TO £370,000

STUNNING, FULLY REFURBISHED THREE BEDROOM PENTHOUSE APARTMENT (VIRTUAL TOUR) with a WRAP AROUND BALCONY, occupying the whole of the top floor of this purpose built block with simply SUPERB VIEWS over Eastbourne, the Theatres, Devonshire Park and towards the South Downs.

FULLY MODERNISED with a NEW KITCHEN and an ENLARGED, REFITTED SHOWER ROOM/WC as well as being RE-CARPETED, RE-DECORATED and RE-WIRED/UPGRADED as necessary. The well proportioned accommodation includes a SPACIOUS SITTING ROOM with GLORIOUS VIEWS, THREE BEDROOMS, KITCHEN and SEPARATE WET ROOM with WC. In addition a door from the hallway leads to a SPIRAL STAIRCASE which allows access to a ROOF AREA. which affords SPLENDID VIEWS both over the town, towards the Downs and the coast and sea. Private GATED ALLOCATED PARKING, complete the merits that this FABULOUS CHAIN FREE apartment has to offer.



COMMUNAL ENTRANCE HALL

Staircase and lift to the top floor.

ENTRANCE HALL

Large L shaped entrance hall. Radiator. Skylight. Door to the concealed spiral staircase, which leads to the roof area. 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. Radiator. Fireplace surround and mantle. Television point.

WRAP AROUND BALCONY

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

KITCHEN

11'5 x 8'4 (3.48m x 2.54m)
Newly re-fitted kitchen with a range of modern wall and base mounted units with complementary work surfaces over. New inset single oven and newly installed induction hob with extractor unit over. Integrated fridge/freezer and washing machine. Inset sink unit with mixer tap and drainer. Under unit lighting. New flooring. Double glazed window to the rear aspect.

BEDROOM ONE

14'10 x 13' (4.52m x 3.96m)
Spacious principal bedroom with a UPVC double glazed window to the rear. Radiator. Large storage cupboard

BEDROOM TWO

12'8 x 9'6 (3.86m x 2.90m)
Double bedroom with a fitted wardrobe. Double glazed window and door providing secondary access on to balcony 2:

BALCONY TWO

BEDROOM THREE

9'9 x 7'8 (2.97m x 2.34m)
Double glazed window to the rear. Radiator.

SHOWER ROOM/WC

8'10 x 5'6 (2.69m x 1.68m)
Contemporary fully refitted shower room which now incorporates the Wc. New large, shower enclosure with glazed panels with electric shower unit and acrylic splashbacks, new Wc with a concealed cistern, set in a vanity unit with cupboards and sink unit. Heated towel rail, digitally operated mirror, Two UPVC double glazed patterned windows to the rear aspect, replacement flooring, wall mounted fan.

SPIRAL STAIRCASE

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

VIEWS

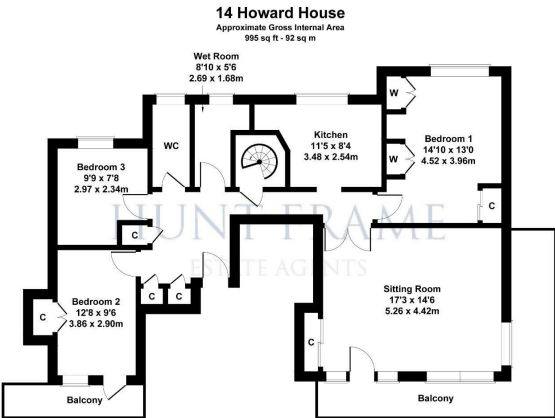
Stunning views from both inside and out of this penthouse, internally from the sitting room and bedroom two and externally from both of the balconies, in particular from the wrap around balcony which is accessed from the sitting room.

OUTSIDE

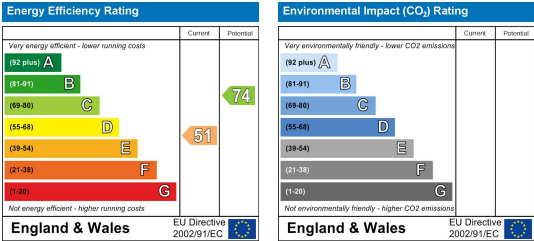
Secure under block, gated parking space, number 6.

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 : THE SERVICE CHARGE INCLUDES ALL HOT WATER THROUGHOUT THE YEAR AND ALL CENTRAL HEATING FROM SEPTEMBER TO APRIL - 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.



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