





# welcome to

# **Howard House Howard Square, Eastbourne**

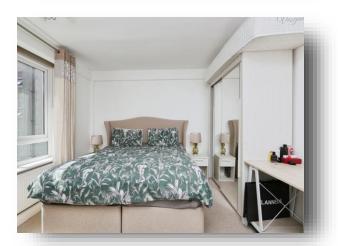
A well-presented two bedroom purpose built flat located moments from Eastbourne's seafront benefiting from lounge, kitchen, two double bedrooms, balcony, bathroom and secure garage. The property further benefits from being offered with no onward chain.













#### **Entrance Hall**

Storage cupboard.

#### Lounge

15' 10" x 13' 3" ( 4.83m x 4.04m )

Double glazed window and door leading to balcony. T.V Point, Radiator, Electric fire.

#### Kitchen

12' 4" x 7' (3.76m x 2.13m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Space for fridge / freezer. Space and plumbing for washing machine. Double glazed window to the rear aspect.

#### **Bedroom 1**

13' 8" x 12' (4.17m x 3.66m)

Double glazed window to the rear aspect. Radiator.

#### **Bedroom 2**

10' 1" x 9' 3" ( 3.07m x 2.82m )

Double glazed window to the front aspect. Radiator.

#### **Bathroom**

Comprising shower cubicle with over head shower attachment. Paneled bath with mixer taps. Low level W.C. Wash hand basin with vanity unit. Heated towel rail. Mirror with integral lights. Shaver point. Double glazed window to the side aspect.

## **Balcony**

## Garage

Up and over door.



#### Total floor area 64.6 m² (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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- FIRST FLOOR WITH LIFT ACCESS
- TWO BEDROOMS
- PRIVATE BALCONY
- GARAGE
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5440.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000







East Trne seafront Carlisle Rd

Carlisle Rd

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119929



Property Ref: EBN119929 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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