



**2 Lathom House, 4 Howard Square, Eastbourne, BN21 4EW**

Price £300,000 | Share of Freehold

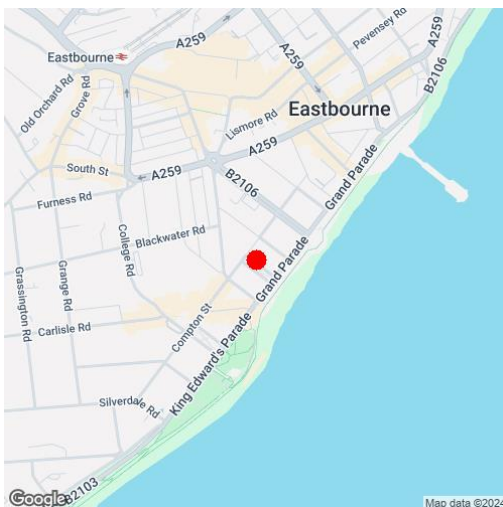
**LS Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A delightful and immaculately presented two double bedroom hall floor apartment situated in a handsome period building just off Eastbourne's picturesque seafront and overlooking Howard Square. This wonderful property boasts high ceilings offering an abundance of natural light and enjoys stylish and modern decor throughout. Accommodation comprises communal entrance hall, private entrance hall with Herringbone luxury vinyl tile flooring, open plan sitting/dining room with large windows overlooking Howard Square, open plan modern fully fitted kitchen with one and a half drainer sink, a range of wall and floor cupboards with fitted appliances including oven, microwave, hob, fridge freezer, washing machine and dishwasher. There are two excellent size double bedrooms along with a modern bathroom with panelled bath with shower and glass screen, wash hand basin and low level wc. The property comes with a share of the freehold and has gas central heating. Eastbourne town centre is close by and offers a variety of high street and independent shops as well as a number of cafes, restaurants and cinema. An even closer walk are a number of theatres and the well renowned Towner gallery.







### At a Glance:

- Two bedroom hall floor apartment
- Just off seafront
- Stylish and modern decor throughout
- Fully fitted kitchen
- Contemporary bathroom
- Filled with natural light
- Spacious sitting/dining room
- Gas central heating
- Share of freehold
- Close to town centre and train station

### Accommodation:

#### COMMUNAL ENTRANCE HALL

#### PRIVATE ENTRANCE HALL

#### OPEN PLAN LIVING ROOM / KITCHEN

22'9" (6.93m) x 12'10" (3.91m)

#### BEDROOM 1

13'8" (4.17m) x 9'11" (3.02m)

#### BEDROOM 2

9'3" (2.82m) x 9'2" (2.79m)

#### BATHROOM

#### LEASE:

999 years from 2017 (Share of Freehold)

#### MAINTENANCE:

Payable in 2025 - £2,245 per annum

#### SUB-LETTING

Allowed, with permission- No holiday lets

#### PETS:

With permission

#### COUNCIL TAX:

Band 'B'

#### EPC:

'C'

(All details concerning the terms of the Lease and outgoings are subject to verification)



## Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS Leaper Stanbrook**

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