



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£180,000 - £190,000



2 Bedroom



1 Reception



1 Bathroom



17 Howard House, 7- 8 Howard Square, Eastbourne, BN21 4BH

*** Guide price £180,000-£190,000*** Offered to the market chain free, this beautifully presented two bedroom first floor purpose built flat offers a prime position with a private balcony enjoying views towards the sea and the attractive lawned gardens of Howard Square. The property has been recently updated with a brand new kitchen and modern shower room, creating a stylish and comfortable living space. Both bedrooms are generously sized and the flat is finished to a high standard throughout. The building is well maintained, with benefits including a lift, well kept communal hallways and a share of freehold. Maintenance charges conveniently cover heating, hot water and sinking fund contributions, providing peace of mind. Ideally located in West Town Centre, the property is just a few hundred yards from the beach and within easy reach of the town centre, theatres, train station and international tennis courts.



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**17 Howard House,
7- 8 Howard Square,
Eastbourne, BN21 4BH**

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Main Features

- Beautifully Presented Two Bedroom First Floor Purpose Built Flat
- Prime Position Overlooking Howard Square's Attractive Lawned Gardens
- Private Balcony With Views Towards The Sea
- Recently Updated Throughout With A Brand New Kitchen
- Stylish, Modern Shower Room Finished To A High Standard
- Generously Sized Bedrooms Offering Comfortable Living Space
- Well Maintained Building With Lift Access
- Share Of Freehold With Maintenance Covering Heating, Hot Water & Sinking Fund
- Sought After West Town Centre Location, Just A Short Walk To The Beach, Town Centre Amenities, Theatres, Station & Tennis Courts

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Entryphone handset. 2 cupboards.

Lounge/Dining Room

16'8 x 13'11 (5.08m x 4.24m)

Radiator. Double glazed windows to front aspect. Double glazed French Doors to -

Sun Balcony

Enjoying views over Howard Square and towards the sea.

Fitted Kitchen

9'4 x 9'0 (2.84m x 2.74m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob with extractor cooker hood above. Eye level oven. Integrated fridge/freezer, dishwasher, washing machine and microwave. Electric radiator. Double glazed window to rear aspect.

Bedroom 1

13'9 x 11'8 (4.19m x 3.56m)

Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 2

11'4 x 8'10 (3.45m x 2.69m)

Radiator. Built-in wardrobe. Double glazed window to front aspect.

Modern Shower Room/WC

Suite comprising large shower cubicle. Low level WC. Wash hand basin set in vanity unit. Extractor fan. Shaver point. Heated towel rail. Frosted double glazed window.

EPC = C

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A

Maintenance: £5444 which includes hot water, heating, sinking fund contribution & building insurance

Lease: 999 years from 1962. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.