

HUNT FRAME

ESTATE AGENTS

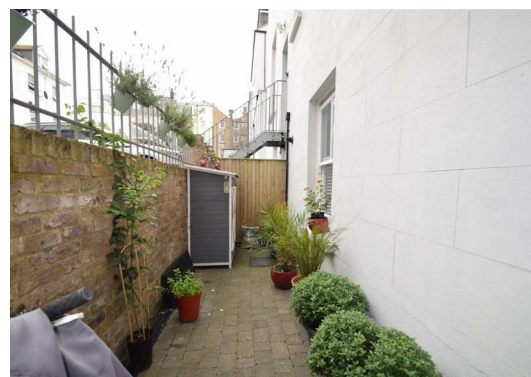


9 Lathom House 5 Howard Square, Eastbourne, BN21 4EW

£395,000



HUNT FRAME ESTATE AGENTS are proud to offer with a walk through VIRTUAL TOUR this stunning apartment, located a few steps down from street level, luxuriously appointed and forming part of the impressive Lathom House development. Benefitting from a private entrance, with character features and modern conveniences throughout, and situated just off the seafront within a short distance of the town centre, Towner Art Gallery, Devonshire Park and the theatres. The accommodation comprises two double bedrooms, both with fitted wardrobes and contemporary en-suite shower rooms, a large, bay fronted reception room, kitchen-breakfast room with integrated appliances and quartz work surfaces, separate utility room, cloakroom and small, private patio garden. Share of Freehold. Grade II Listed. CHAIN FREE



PRIVATE ENTRANCE

With radiator and doors to:

RECEPTION ROOM

21'3 x 14'9 (6.48m x 4.50m)

Bay window to front, two radiators, television point, contemporary fitted storage and display units, ornate coricing.

KITCHEN/BREAKFAST ROOM

18'4 x 8'6 (5.59m x 2.59m)

Window and door to rear, opening onto the private patio. Fitted with a range of modern wall and base mounted units with quartz worksurfaces and tiled splash backs, one and a half bowl sink with drainer, integrated fridge freezer, electric oven, dish washer and microwave. Concealed, wall mounted gas boiler.

UTILITY ROOM

9'10 x 5 (3.00m x 1.52m)

Fitted with a range of wall and base mounted units with single drainer sink unit, worksurfaces and tiled splash backs. Fitted washing machine and tumble dryer, included.

CLOAKROOM

Low flush w.c. with concealed cistern, hand basin with vanity unit, heated towel rail, extractor fan.

BEDROOM

13'9 x 13'1 (4.19m x 3.99m)

Windows to front, radiator, mirror fronted wardrobe with sliding doors.

EN-SUITE

Modern suite comprising shower enclosure, hand basin with vanity unit, and low flush w.c. Extractor fan, heated towel rail.

BEDROOM

14'5 x 10'5 (4.39m x 3.18m)

Window to rear, radiator, mirror fronted wardrobes with sliding doors. Built in airing cupboard.

EN-SUITE

Modern suite comprising shower enclosure, hand basin with vanity unit, and low flush w.c. Extractor fan, heated towel rail.

REAR PATIO COURTYARD

Located off the kitchen with block paving.

Tenure and outgoing.

Share of freehold with approximately 992 year lease.

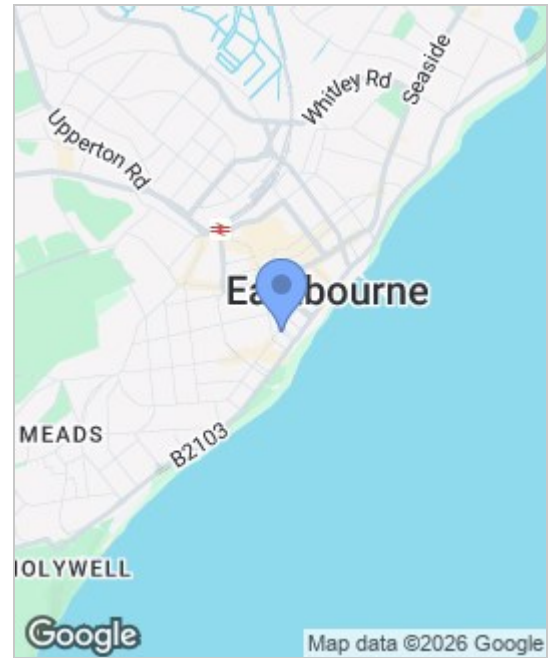
Maintenance, approximately £1500 PA, TBC.

Council Tax Band C

Permission for pets may be sought from the Managing Agents.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



9 Lathom House



LOWER GROUND FLOOR

Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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