TOWN FLATS

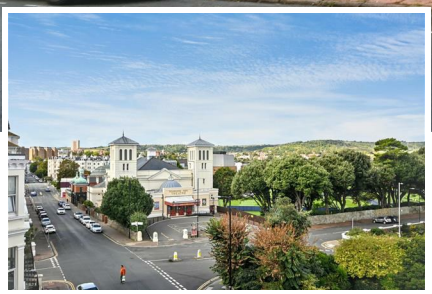
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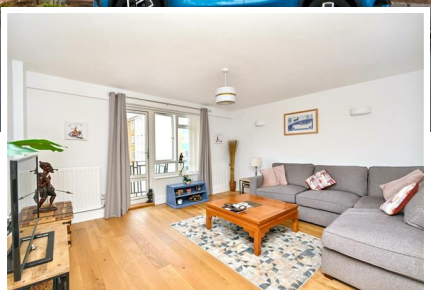
Leasehold - Share of Freehold

# £155,000

1 Bedroom | 1 Reception | 1 Bathroom









## 10 Howard House, 7-8 Howard Square, Eastbourne, BN21 4BH

An immaculately presented one bedroom fourth floor apartment situated in the highly desirable Devonshire Quarter, perfectly positioned approximately equidistant between Eastbourne town centre and the seafront. The property offers bright and stylish accommodation including a generous lounge with doors onto a private balcony, enjoying attractive views towards Devonshire Park Theatre and the surrounding area. There is also a modern fitted kitchen, well presented bathroom and spacious double bedroom. The building benefits from lift access and a share of the freehold, while the service charge includes heating, water/waste and contributions towards the sinking fund. Offered CHAIN FREE, this is an excellent opportunity to acquire a beautifully maintained apartment in one of Eastbourne's most sought after locations, with the seafront, theatres, tennis courts, town centre, restaurants and mainline station all within easy reach.

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Leasehold - Share of Freehold

# 10 Howard House
# 7-8 Howard Square
# Eastbourne, BN21 4BH

# £155,000

## Main Features

- One Bedroom Fourth Floor Apartment
- Immaculately Presented
- Devonshire Quarter Location
- Sun Balcony with Downland & Theatre Views
- Lift Serving All Floors
- Modern Fitted Kitchen
- Share Of Freehold
- Service Charge Includes Heating, Water/Waste & Sinking Fund
- CHAIN FREE

## Entrance
Communal entrance with security entryphone system. Stairs and lift to fourth floor private entrance door to –

## Hallway
Entryphone handset. Two built-in cupboards. Oak flooring.

## Lounge
15'0 x 14'1 (4.57m x 4.29m)
Radiators. Wall lights. Oak flooring. Double glazed window and door to -

## Sun Balcony
7'6 x 3'9 (2.29m x 1.14m)
With glorious far reaching views over the Devonshire Park Theatre and tennis courts towards the South Downs.

## Modern Fitted Kitchen
8'3 x 8'0 (2.51m x 2.44m)
Modern range of fitted white high gloss wall and base units. Quartz worktop with inset single drainer sink unit and mixer tap. Induction hob with extractor cookerhood and electric oven. Integrated fridge/freezer and wash dryer. Double glazed window to rear aspect.

## Bedroom
13'1 x 11'1 (3.99m x 3.38m)
Radiator. Built-in wardrobe with fixed shelving and hanging rails. Double glazed window to rear aspect.

## Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Air vent.

EPC = C

Council Tax Band = B

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: £1180 per quarter which includes water, heating & sinking fund contribution**
**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.