



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

# £229,950

2 Bedroom

1 Reception

1 Bathroom



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

Beautifully presented two bedroom flat in the Devonshire Quarter of Eastbourne, adjacent to theatres, town centre and seafront. Situated on the first floor, further benefits include a share of the freehold, no onward chain, passenger lift, balcony and a garage. Comprising; entrance hallway with storage, dual aspect lounge with a balcony looking over Devonshire Park Theatre, modern bathroom with a separate shower cubicle, impressive kitchen and two bedrooms.

**Main Features**

- West Town Centre
- Apartment Just Yards From Eastbourne Seafront
- 2 Bedrooms
- First Floor
- Double Aspect Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bath/Shower Room/WC
- Passenger Lift
- Undercroft Garage

**Entrance**

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

**Hallway**

Two storage cupboards. Entryphone handset.

**Double Aspect Lounge**

15'4 x 12'11 (4.67m x 3.94m )

Radiator. Electric fireplace. Double glazed window to front aspect. Double glazed door to -

**Sun Balcony**

8'11 x 3'5 (2.72m x 1.04m )

Overlooking Devonshire Park Theatre.

**Fitted Kitchen**

12'3 x 7'2 (3.73m x 2.18m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window to rear aspect.

**Bedroom 1**

13'8 x 12'4 (4.17m x 3.76m )

Radiator. Double glazed window to rear aspect.

**Bedroom 2**

9'1 x 8'3 (2.77m x 2.51m )

Radiator. Double glazed window to front aspect.

**Modern Bath/Shower Room/WC**

Suite comprising panelled bath with chrome mixer tap. Shower cubicle.

Low level WC. Vanity unit with inset wash hand basin with drawers under. Tiled walls. Tiled floor. Double glazed window to side aspect.

**Garage**

The flat benefits from a undercroft single garage.

**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: £1285 per quarter which INCLUDES communal heating, heating inside the flat, heating oil, hot & cold water, sewage, building insurance & cleaning of communal parts**

**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.