



12 Howard House, Howard Square, Eastbourne, BN21 4BH

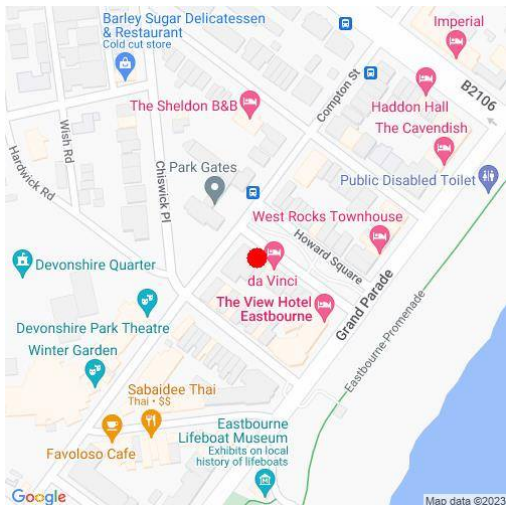
Offers in the Region of £170,000 | Share of Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well-presented one bedroom apartment situated on the fifth floor of a purpose built block of flats located within 200 yards of the seafront. The well-proportioned accommodation includes a spacious living room, double bedroom with fitted wardrobe, refitted kitchen and refitted bathroom. Other benefits include sealed unit double glazed windows and gas fired central heating and hot water by way of a communal system which is included within the service charge. Located to the west of Eastbourne town centre, theatres and restaurants are in the immediate vicinity whilst The Beacon shopping centre and railway station are within a half mile level walking distance.





At a Glance:

- Fifth floor apartment
- Double bedroom
- Living room with views to the South Downs
- Re-fitted kitchen
- Re-fitted bathroom
- Communal central heating and hot water
- Double glazed windows
- Located just one hundred yards from Eastbourne seafront
- Chain free

Accommodation:

PASSENGER LIFT & STAIRS TO FIFTH FLOOR

ENTRANCE HALL

LIVING ROOM

14'10" (4.52m) x 14'6" (4.42m)

KITCHEN

7'11" (2.41m) x 7'10" (2.39m)

BEDROOM

12'10" (3.91m) x 11'11" (3.63m)

BATHROOM

COUNCIL TAX:

Band "B"

EPC:

"C"

LEASE:

Approximately 999 years from 1961

MAINTENANCE:

£1164.84 quarterly *includes central heating and hot water

GROUND RENT:

Nil.

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



Fifth Floor



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.

 **Leaper
Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk