



## 2 Howard Square, Eastbourne, BN21 4BQ

£525,000



An exceptionally spacious and beautifully presented TWO BEDROOM split level apartment set within this exclusive development of 15 LUXURIOUSLY APPOINTED apartments, finished to an exacting standard within this Grade II listed building. Located just off The Promenade, to the west of the town centre, within easy reach of the theatres, Towner Art Gallery, seafront and Pier.

All apartments and maisonettes have en-suites, and a separate cloakroom, fully fitted kitchen/dining rooms with integrated appliances, quartz work surfaces and travertine flooring. All maisonettes have allocated parking. With generous room sizes and reception rooms overlooking Howard Square and the seafront to the side, and ready for occupation during Autumn 2023, reservations are now being taken. SHARE OF FREEHOLD, 999 year lease. Call HUNT FRAME, sole agents, to arrange your appointment to view.



Communal front door with entry phone to

Communal Hallway  
Front door to:

Entrance Hall

Stairs with period style balustrade leading to lower ground floor.

Cloakroom

Suit comprising low level wc, pedestal wash basin

Lounge

21'3 x 14'10 (6.48m x 4.52m)  
Large bay window to front providing views over Howard Square to the sea, period style radiators, high skirting boards, cornice and picture rail, recessed spot lighting.

Kitchen/Dining Room

14'6 x 13'5 (4.42m x 4.09m)  
Fitted in a range of wall and base mounted cupboards and drawers with complimentary granite work surfaces. Inset 1 1/2 bowl sink with mixer tap. Integrated 'AEG' double oven and four ring induction hobs with extractor hood above. Integrated fridge and seperate freezer Integrated dishwasher and washing machine. Central 'Island' unit with cupboards below. Matching free standing dining table with granite top. Tiled floor, period style radiator, cornice, picture rail, recessed spot lighting.

Stairs from entrance hall leading to lower ground floor:

Hallway  
Period style radiator, under stairs storage cupboard.

Bedroom One

21'3 x 14'10 (6.48m x 4.52m)  
Large bay window to front, period style radiators, high skirtings, cornice.

En-Suite

In a luxury white suite comprising double sized shower cubicle with double head shower unit. Vanity was basin with cupboards, low level wc. Tiled walls and floor, recessed spot lighting, heated chrome towel ladder.

Bedroom Two

14'6 x 13'5 (4.42m x 4.09m)  
Window to rear, period style radiator, cornice, recessed spot lighting, door to:

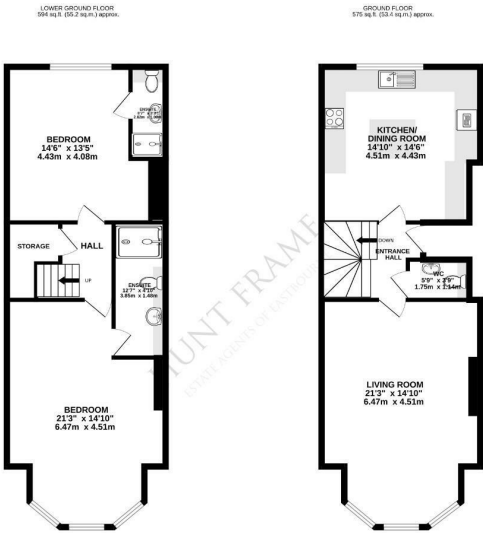
En-Suite

In a luxury white suite comprising shower cubicle with double head shower unit, low level wc, pedestal wash basin, recessed spot lighting, heated chrome towel ladder, tiled walls and floors.

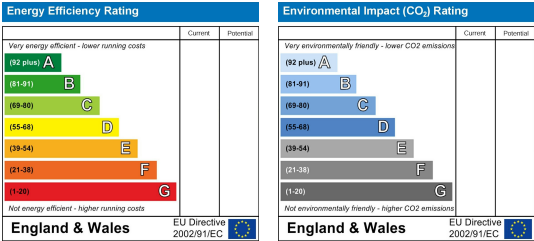
ALLOCATED PARKING SPACE Located at the back of the building.

Lease 999 years with a share in the freehold.

Maintenance: £2,000 pa TBC



TOTAL FLOOR AREA: 1170 sq ft (108.6 sq m) approx.  
These areas are for information only and do not constitute an offer or contract. The actual area of the property may vary slightly from the above figures. The above figures are based on the best available information and are not intended to be a guarantee of accuracy. The above figures are for information only and do not constitute an offer or contract.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.