



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED

new
instruction



5 Howard Square, Eastbourne, BN21

Leasehold - Share of Freehold | Apartment | 2 Bedrooms

This beautifully appointed and chain free apartment truly has it all. Whether it be the outdoor space, private entrance, en suite bedrooms or the close proximity to Eastbourne's seafront; this two bedroom apartment has everything. The Grade II listed building was sympathetically converted in 2021 to an extremely high standard with quality fixtures and fittings. A spacious kitchen diner which has access to the rear outdoor space and an adjoining utility room is a particular feature. A viewing is highly recommended to appreciate the offering. No onward chain.

FOR SALE
LEASEHOLD -
£395,000

Location

This property is perfectly positioned with Eastbourne's promenade and beach located at the end of the road. Ideal for those that are looking to move to enjoy life by the coast. Eastbourne's theatre district is also within close proximity, which is host to annual international tennis tournament. Eastbourne's town centre and train station are less than half a mile away.

Front Garden

The apartment's private entrance door is accessed via a small set of steps that are located in the front garden. The raised garden area is south westerly facing and has artificial grass.

Hallway

A welcoming space with heritage doors to principal rooms. LVT flooring, coved ceiling, inset ceiling spotlights and radiator.

Reception Room 23'11" x 14'9" into bay window (7.3 x 4.5 into bay window)

A very well proportioned room with a characterful bay window to the front aspect. Bespoke media unit with storage and shelving. Carpet, inset ceiling spotlights, powerpoints and radiator.

Master Bedroom 13'9" x 13'5" (4.2 x 4.1)

A spacious room that has three windows to the front aspect. Built in storage unit with desk. Carpet, powerpoints, radiator, coved ceiling and inset ceiling spotlights.

En suite

Toilet with concealed cistern, vanity unit with inset basin, storage below and large mirror over. Double shower cubicle with thermostatic shower and glazed sliding door. Chrome ladder radiator, fully tiled walls, inset ceiling spotlights and extractor.

Cloakroom

Toilet with concealed cistern, basin and chrome ladder radiator. Inset ceiling spotlights, LVT flooring and extractor.

Bedroom Two 14'5" x 11'5" (4.4 x 3.5)

This bedroom has a dressing area, complete with built in double wardrobe with mirrored sliding doors. The bedroom has a window to the rear aspect, radiator, carpet, coved ceiling, powerpoints and a door to the walk in storage cupboard.

En suite

Corner glazed shower cubicle with dual shower heads and sliding door. Pedestal basin, toilet and chrome ladder radiator. Shaver point, LVT flooring, extractor and inset ceiling spotlights.

Kitchen Diner 18'4" x 8'10" (5.6 x 2.7)

A high specification kitchen with a range of complementary two tone cabinetry and stone worktop. A table of the same material has been thoughtfully created for the dining area. Integrated eye level double oven, ceramic hob with concealed extractor over and dishwasher. Single sink with mixer tap and grooved drainer. Coved ceiling, inset ceiling spotlights, LVT flooring, radiator and television powerpoint. Window and door to the rear patio. Internal door through to;

Utility Room 9'10" x 5'6" (3.0 x 1.7)

Fitted with a range of wall and floor units that are finished with matching cabinetry to the kitchen. Space and plumbing for washing machine and tumble dryer. Stainless steel sink with mixer tap and drainer. Tiled splashback, coved ceiling LVT flooring and inset ceiling spotlights.

Rear Patio

Step out from the kitchen onto an easterly facing patio area, perfect for a morning coffee.

Lease Details

We understand that the apartment comes with a share of the freehold.

Lease: 999 year lease commencing in December 2021.

Maintenance Charge: TBA

The lease does not permit subletting.

Permission to keep a pet would need to be sought from the management company.

Additional Information

Council Tax Band: C

EPC Rating: C

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

GROUND FLOOR
1179 sq.ft. (109.5 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.