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Taylor Engley



Flat 3, Howard House 7-8 Howard Square, Eastbourne, East Sussex, BN21 4BH

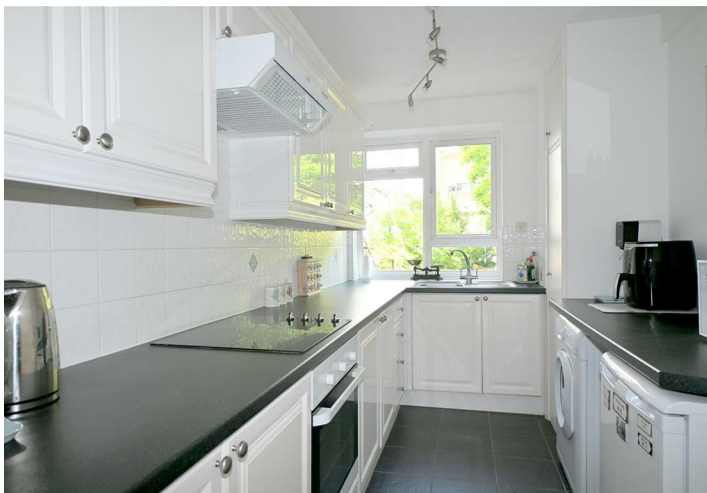
Asking Price £195,000 Leasehold - Share of Freehold

An opportunity arises to acquire this well presented TWO BEDROOMED GROUND FLOOR APARTMENT forming part of the popular Howard House development located to the west side of Eastbourne's town centre. The apartment benefits from double glazed windows and has communal oil fired central heating. Features include a double aspect living room, fitted kitchen, two double bedrooms and a security entry phone system. Outside there is an allocated under block car parking bay. The property is offered to the market chain free. EPC=D.



Howard House occupies a convenient location to the west side of Eastbourne's town centre being within close proximity to Eastbourne's seafront. The property is also situated within walking distance of theatres, Devonshire Park lawned tennis club and Eastbourne's town centre with its range of shopping facilities and mainline railway station.

*** POPULAR HOWARD HOUSE DEVELOPMENT * DOUBLE ASPECT LIVING ROOM * FITTED KITCHEN * TWO DOUBLE BEDROOMS * BATHROOM * COMMUNAL HEATING * DOUBLE GLAZED WINDOWS * SECURITY ENTRY PHONE SYSTEM * CONVENIENTLY LOCATED FOR THE SEAFRONT AND TOWN CENTRE AMENITIES * LIGHTENING FIBRE IS CONNECTED TO THE APARTMENT * CHAIN FREE * LEASEHOLD TO INCLUDE A SHARE OF THE FREEHOLD ***



The accommodation

Comprises:

Communal entrance hall with security entry system, front door opening to

Entrance hall

Woodblock flooring, built-in cloaks/store cupboard with cupboard over, linen cupboard, security entry phone.

Living Room

15'5 x 11' max (4.70m x 3.35m max)

Double aspect room, two radiators, outlook to front and side.

Fitted Kitchen

12'6 max x 6'9 max (3.81m max x 2.06m max)
(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, worktops with inset sing drainer stainless steel sink unit, space and plumbing for washing machine, space for under counter fridge, under counter electric oven, electric hob with extractor fan over, built-in larder cupboard with cupboard over, tiled floor, outlook to rear.

Bedroom 1

10'6 x 10'2 (3.20m x 3.10m)

Radiator, two built-in wardrobe cupboards, outlook to rear.

Bedroom 2

10'9 max x 8'8 (3.28m max x 2.64m)

Radiator, outlook to front.

Bathroom

White suite comprises bath with mixer tap and shower attachment, shower screen and tiled surround, pedestal wash hand basin, low level wc, heated towel rail, tiled floor, window to side.

Allocated Car Parking Bay

Bay 4 situated under the block.

NB

We are informed of the following,

Term of Lease: 999 years from 24 June 1962.

To include a share in the freehold company Howard House Residents (Eastbourne) Limited.

Service Charge: 24 June 2026 to 28 September 2026 £1,360.03 (heating, hot water, water in and water waste is included in the service charge).

Ground Rent: A Peppercorn.

Managing Agents: Southdown Residential Estates & Property Management.

(All details concerning the term of the lease and outgoings are subject to verification)

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

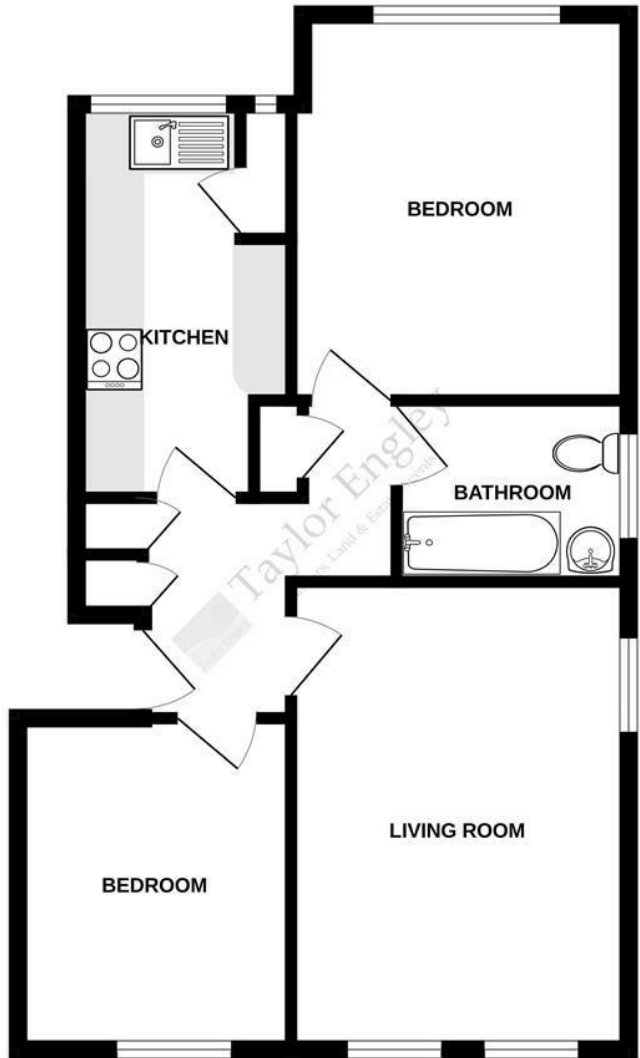
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

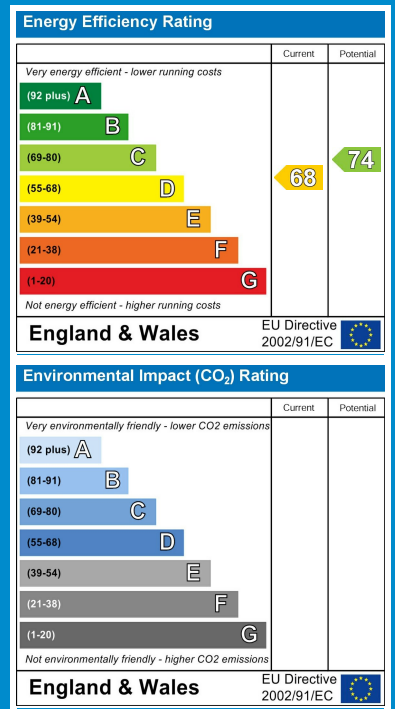


GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.