



**2d South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN**

**Price £550,000 | Share of Freehold**

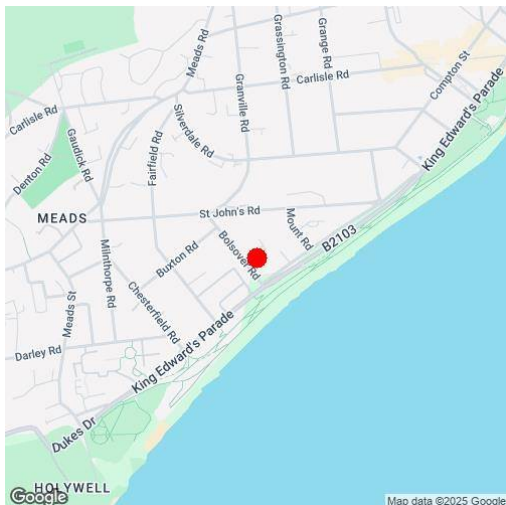
**LS Leaper  
Stanbrook**

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A stunning three bedroom apartment situated on the second floor of the iconic South Cliff Tower on Meads seafront. This exquisite residence combines modern living with breathtaking coastal views and has been the subject to an extensive renovation by the present owner. As you enter this wonderful property you are greeted by a spacious and light-filled sitting/dining room, perfect for relaxing or entertaining which has sliding glass doors opening to a winter garden with tiled floors and gorgeous views towards the sea. The modern kitchen features a range of sleek wall and floor cupboards complimented perfectly with granite work surfaces and a number of built in appliances. The apartment boasts three generously sized bedrooms, including a master suite complete with an elegant en-suite shower room, there is a contemporary main bathroom which adds to the convenience and comfort. Step out from the main bedroom onto the private balcony to soak in the sun and the breathtaking sea views. The property enjoys a variety of built in wardrobes and the doors throughout have been custom built and designed to match. The property has been recently re-wired, re-plumbed and enjoys the benefit of a new gas boiler and radiators, the kitchen, bathroom and en-suite shower room all have under floor heating. South Cliff Tower boasts an on-site concierge service and for extra convenience there is an allocated parking space within a secure covered residents' car park.







## At a Glance:

- Beautifully presented three bedroom 2nd floor apartment
- Iconic South Cliff Tower
- Gorgeous kitchen with granite work tops
- Contemporary Bathroom plus en-suite shower room
- Breath taking sea views
- Balcony
- Light filled sitting/dining room
- Enclosed winter garden
- Allocated parking space
- Double glazing and gas central heating

## Accommodation:

### COMMUNAL ENTRANCE LOBBY AND HALLWAYS

2 lifts and stairs leading to the 2nd floor

### SPACIOUS PRIVATE ENTRANCE HALL

With large built in wardrobes, opening to:

### SITTING/DINING ROOM

25'4" (7.72m) x 15'3" (4.65m) Sliding glass doors opening to:

### WINTER GARDEN

Tiled floor

### KITCHEN

11'5" (3.48m) x 8'10" (2.69m)

### UTILITY/BOILER ROOM

### BEDROOM ONE

16'7" (5.05m) x 11'11" (3.63m) Access to Balcony

### EN-SUITE SHOWER ROOM

### BALCONY

### BEDROOM TWO

12'11" (3.94m) x 10'11" (3.33m)

### BEDROOM THREE

10'11" (3.33m) x 7'11" (2.41m)

### BATHROOM

### OUTSIDE:

### COMMUNAL GARDENS

### ALLOCATED PARKING SPACE

Within a secure covered residents car park

### MAINTENANCE CHARGE:

£3630 Per half year

### LEASE:

Remainder of a 999 year lease

### GROUND RENT:

£50 per year

### PETS:

Not allowed

### SUB-LETTING:

Not allowed

### COUNCIL TAX

Band 'F'

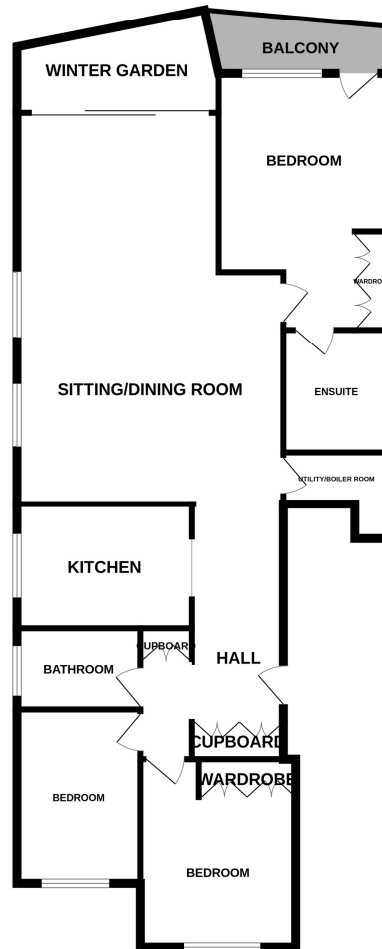
### EPC:

'C'

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



GROUND FLOOR



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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