



10a South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JW

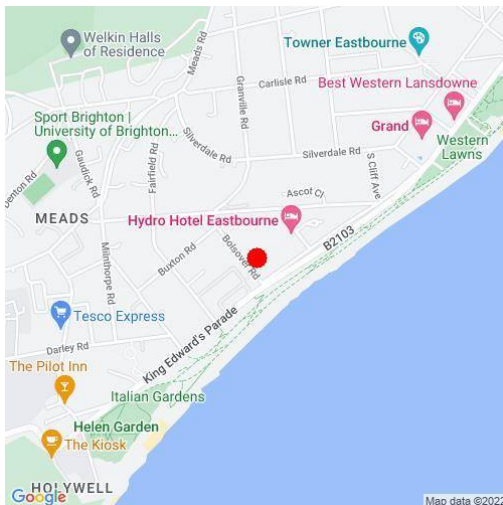
Guide Price £460,000 | Share of Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A very well appointed three bedroom apartment on the southwest corner of the iconic South Cliff Tower on Meads seafront, affording spectacular panoramic views of The English Channel to Beachy Head and The South Downs. The apartment is served by two passenger lifts which opens into the communal landing which providing access to just two apartments on the 10th floor. The accommodation comprises two communicating reception rooms opening in to a sun room, a fitted kitchen with a comprehensive range of modern wall and base units together with integrated appliances that include, a Neff oven, combination microwave, gas hob and fridge/freezer. The master bedroom has a re-fitted en-suite shower room and provides access to a small balcony fully exploiting the glorious views. The other two bedrooms, one of which is arranged as a study with fitted cabinets are accessed from an inner hall and are served by a re-fitted bathroom. Other benefits include gas central heating, sealed unit double glazing and an undercover parking space. South Cliff Tower has an impressive foyer with the added advantage of a portage service.





At a Glance:

- Spectacular sea views to Beachy Head and The South Downs
- Meads seafront location
- Well appointed throughout
- Three bedrooms
- Two communicating reception rooms and sun room
- Fitted kitchen with integrated appliances
- Two bath/shower rooms
- Undercover parking space
- Gas central heating and sealed unit double glazing
- No onward chain

Accommodation:

FRONT DOOR TO FOYER

TWO PASSENGERS LIFTS RISE TO:-

TENTH FLOOR

FRONT DOOR

RECEPTION HALL

28'3" (8.61m) x 6'10" (2.08m) Max

SITTING ROOM

16'6" (5.03m) x 11'9" (3.58m)

SUN ROOM

DINING AREA

11'9" (3.58m) x 8'10" (2.69m)

KITCHEN

12'0" (3.66m) x 7'10" (2.39m)

BEDROOM 1

17'0" (5.18m) x 11'6" (3.51m)

EN-SUITE SHOWER ROOM

INNER HALL

BEDROOM 2

12'10" (3.91m) x 11'0" (3.35m)

BEDROOM 3

11'6" (3.51m) x 8'2" (2.49m) (currently used as a fully fitted study)

FAMILY BATHROOM

OUTSIDE:

COMMUNAL GARDENS

UNDER COVER PARKING SPACE

Number 6

COUNCIL TAX:

Band "F"

EPC:

"C"

LEASE:

199 years from 29th September 1965.

GROUND RENT:

Share in Freehold

MAINTENANCE:

£2,234 per half year & £250 per half year to reserve fund.

PETS:

Not allowed

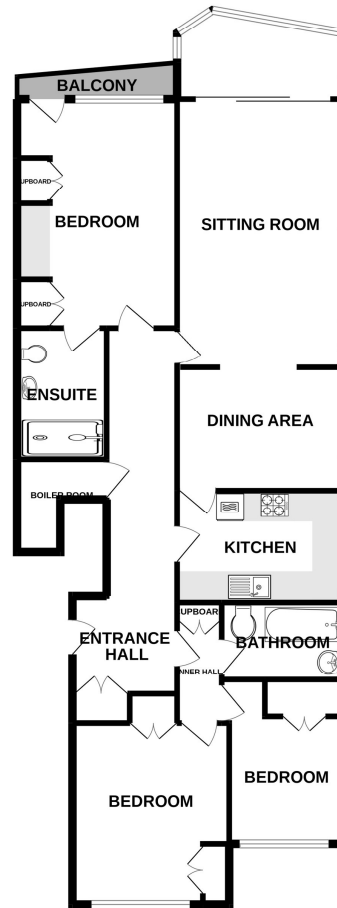
SUB-LETTING:

Not allowed

(All details concerning the terms of the Lease and 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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