



8d South Cliff Tower, Eastbourne, BN20 7JN

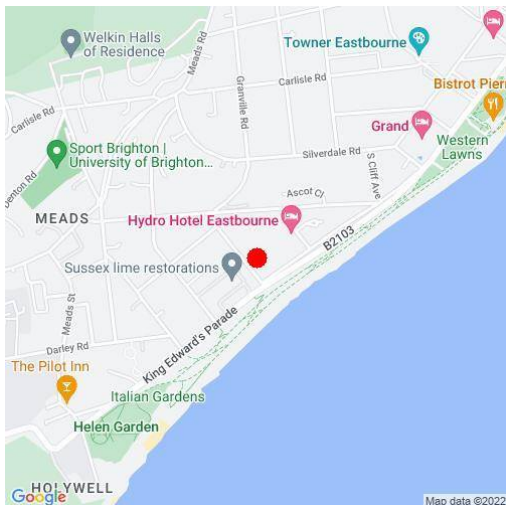
Offers in Excess of £350,000 | Share of Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
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MEADS STREET OFFICE
01323 737962

A well presented three bedroom apartment on the southeast corner of the iconic South Cliff Tower on Meads seafront, affording spectacular panoramic views of The English Channel to Hastings and The South Downs, available with no onward chain. The apartment is served by two passenger lifts which opens into the communal landing, providing access to just two apartments on the 8th floor. The accommodation comprises two reception rooms, with the sitting room opening onto an angled sun room, taking full advantage of the 180° views, and a fitted kitchen with a comprehensive range of wall and base units. 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 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 concierge service and is set within attractive communal gardens.





At a Glance:

- Panoramic sea views
- Impressive reception lobby with concierge service
- Sitting room opening to sun room
- Dining room
- Master bedroom with en-suite shower room and balcony
- Two further bedrooms
- Sealed unit double glazing
- Gas central heating
- No onward chain

Accommodation:

ENTRANCE HALL

SITTING ROOM

24'3" (7.39m) Into Bay x 11'8" (3.56m)

DINING ROOM

11'8" (3.56m) x 9'0" (2.74m)

KITCHEN

11'8" (3.56m) x 8'0" (2.44m)

MASTER BEDROOM

16'7" (5.05m) x 11'5" (3.48m)

BALCONY

EN-SUITE SHOWER ROOM

BEDROOM 2

11'0" (3.35m) x 12'6" (3.81m)

BEDROOM 3

11'5" (3.48m) x 8'2" (2.49m)

BATHROOM

OUTSIDE:

COMMUNAL GARDENS

UNDERCOVER PARKING SPACE

LEASE:

199 years from 1965. (Share in Freehold)

MAINTENANCE:

£5,469 per annum (21-22)

GROUND RENT:

N/A

COUNCIL TAX:

Band "F"

EPC:

T.B.A.

PETS:

Not allowed

SUB-LETTING:

Not allowed

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





TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.7 SQ.M.)
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