



22 South Cliff Avenue, Eastbourne, BN20 7AH

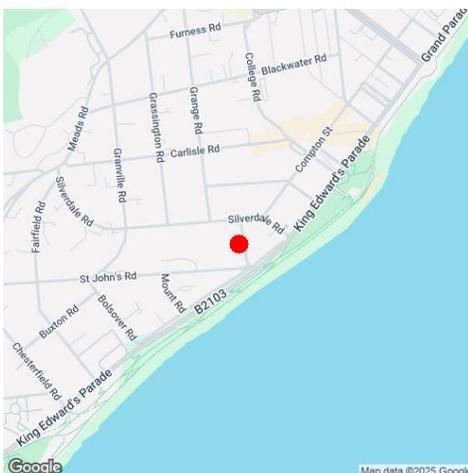
Price £329,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A particularly well appointed three bedroom garden floor flat with its own private entrance, enviably located just behind Eastbourne seafront, available with no onward chain. The accommodation comprises an open-plan living room/kitchen which enjoys an angled sea view. The kitchen area has a range of modern wall and base units with an intergrated oven and hob. There are three bedrooms, one with a recently refitted en-suite shower room, whilst there are two other equally well appointed bath/shower rooms serving the other two bedrooms. There is a small area of open garden to the front and side of the flat, with the potential to be partly screened to provide some privacy. Located in the much favoured Meads area of Eastbourne, the seafront is within 200 yards, whilst local shopping facilities are at the rear of The Grand Hotel. Eastbourne Town Centre, railway station, theatres and other amenities are within three quarters of a mile.





## At a Glance:

- Prime residential location within 200 yards of Meads seafront
- Beautifully appointed throughout
- Contemporary open-plan living room and kitchen
- Three bedrooms
- Three bath/shower rooms (one en-suite)
- Gas central heating
- Small area of garden

## Accommodation:

ENTRANCE VESTIBULE

L-SHAPED ENTRANCE HALL

SHOWER ROOM/WC

OPEN PLAN LIVING ROOM/KITCHEN  
17'3" (5.26m) Into Bay x 15'5" (4.7m)

BEDROOM 1

13'0" (3.96m) x 8'0" (2.44m)

EN-SUITE SHOWER ROOM/WC

BEDROOM 2

14'8" (4.47m) x 13'8" (4.17m) (or irregular shape with maximum measurements)

BEDROOM 3

13'0" (3.96m) x 9'4" (2.84m)

BATHROOM

SEPARATE WC

OUTSIDE:

GARDEN

to the side and front of the property.

LEASE:

T.B.A. Share of Freehold

MAINTENANCE:

T.B.A.

GROUND RENT:

T.B.A.

EPC:

"D"

COUNCIL TAX:

Band "B"

PETS:

T.B.A.

SUB-LETTING:

T.B.A.

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



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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