



Flat 3 Clover Cottage, 13 South Cliff, Eastbourne, BN20 7AF

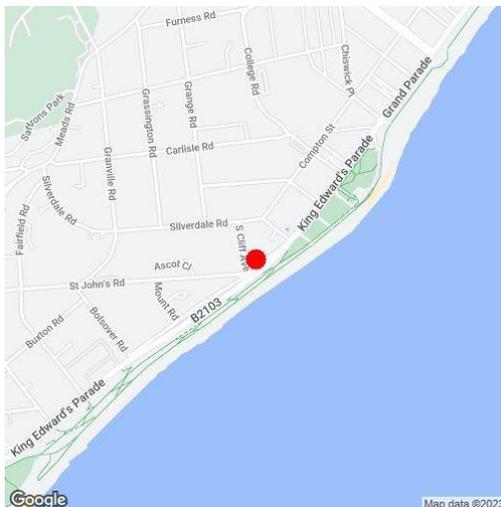
Price £360,000 | Share of Freehold



TOWN CENTRE OFFICE
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Enviably located just behind Meads seafront a charming two bedroom flat affording truly exceptional sea views towards Beachy Head from the front and over Eastbourne to the South Downs from the rear. Clover Cottage is a handsome period property on the corner of South Cliff and South Cliff Avenue, with Flat 3 accessed from a private front door at first floor level with stairs rising to the second floor. The accommodation is set around a spacious reception hall and comprises a delightful 17' x 14' living room with dual aspect windows taking full advantage of the glorious sea views. The fitted kitchen with an integrated oven and hob also enjoys the direct sea views. One of the two double bedrooms is currently arranged as a dining room and affords rooftop views over Eastbourne to The South Downs. A staircase rises from the hall to an attic room which could be used as a study or occasional third bedroom. The flat is considered to be well presented and other benefits include gas central heating and sealed unit double glazing.





At a Glance:

- Exceptional sea views
- Prime Meads seafront location
- 17' x 14' living room
- Two principal bedrooms
- Useful loft room/occasional bedroom
- Well presented throughout
- Sealed unit double glazing
- Gas central heating

Accommodation:

FRONT DOOR

STAIRS TO FIRST FLOOR

PERSONAL FRONT DOOR WITH STAIRS RISING TO

SECOND FLOOR HALL

LIVING ROOM

14'9" (4.5m) x 17'8" (5.38m) Into Bay

KITCHEN

11'0" (3.35m) x 6'0" (1.83m)

BEDROOM 2

14'6" (4.42m) x 13'10" (4.22m) currently arranged as a Dining Room

BEDROOM 1

13'6" (4.11m) x 12'4" (3.76m)

BATHROOM/WC

STAIRS RISE TO THIRD FLOOR

LOFT ROOM / OCCASIONAL BEDROOM

13'0" (3.96m) x 10'0" (3.05m) Into eaves

COUNCIL TAX:

Band 'B'

EPC:

'D'

LEASE:

999 years from 1979.

MAINTENANCE:

20.40% of total outgoings.

GROUND RENT:

Nil

PETS:

With freeholders' consent

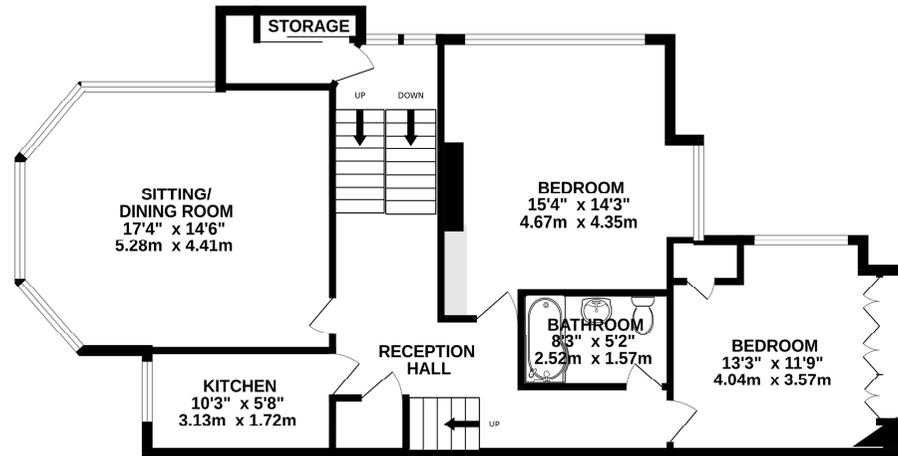
SUB-LETTING:

Yes

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

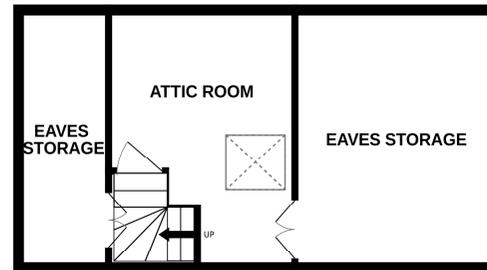
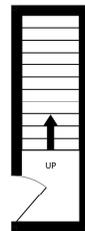


MAIN FLOOR



ENTRANCE FLOOR

TOP 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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