



12b South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JW

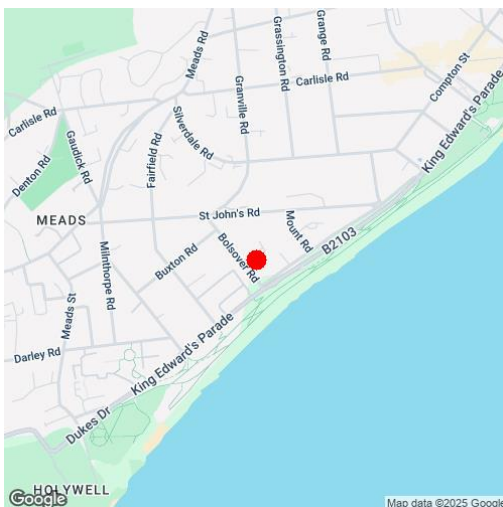
Price £249,950 | Leasehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A bright and spacious one bedroom flat located on the 12th floor of the iconic South Cliff Tower directly on Meads seafront boasting magnificent panoramic sea views. This delightful flat is offered to the market chain free and boasts bright and spacious accommodation throughout comprising communal entrance hall, stairs and passenger lift to all floors, large private entrance hall with built in storage and utility / boiler room, delightful light and airy sitting/dining room affording stunning sea views with access to a private balcony, large kitchen/diner, excellent size double bedroom with range of built in wardrobes and an en-suite shower room/wc which could be made into a study if require. There is a further modern contemporary main bathroom/wc. South Cliff Tower is set within attractive communal gardens and has an impressive reception foyer with porters providing assistance and security for residents. The property is situated just behind Meads seafront, within a quarter of a mile of Meads village shopping facilities and 1 mile from Eastbourne town centre. The property enjoys the additional benefit of having an allocated car parking space, double glazing and gas central heating.





At a Glance:

- Spacious one bedroom 12th floor flat
- Iconic South Cliff Tower
- Magnificent sea views
- Balcony
- Allocated car parking space
- Sitting room
- Large kitchen/diner
- Modern bathroom/wc
- En-suite shower room/wc
- Chain Free

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO ALL FLOORS

PRIVATE ENTRANCE HALL

SITTING ROOM

16'1" (4.9m) x 11'9" (3.58m)

BALCONY

KITCHEN/DINER

14'11" (4.55m) x 11'8" (3.56m)

BEDROOM

13'11" (4.24m) x 12'8" (3.86m)

EN-SUITE SHOWER ROOM

BATHROOM

OUTSIDE:

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

LEASE:

T.B.C.

MAINTENANCE:

T.B.C.

GROUND RENT:

T.B.C.

SUB-LETTING:

Not allowed.

PETS:

Not allowed.

COUNCIL TAX:

Band "D"

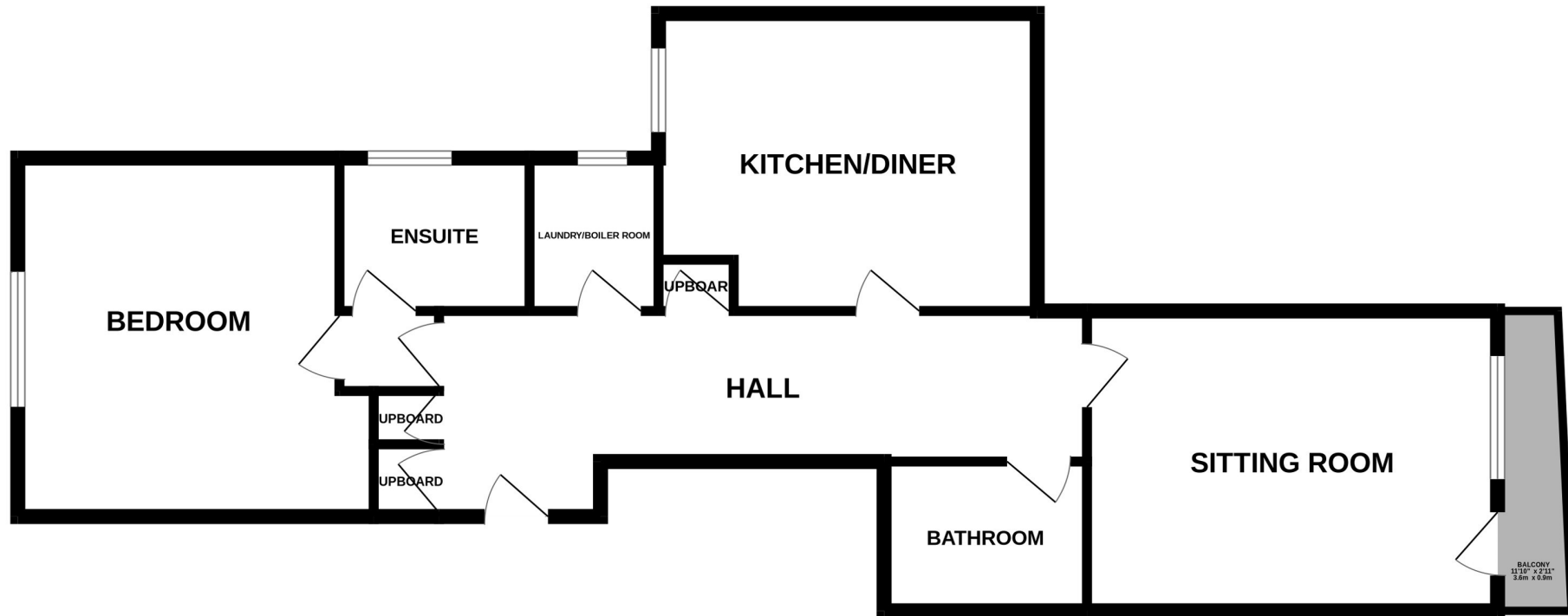
EPC:

T.B.C.

(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

Ref: 1

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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email