



**7 Viceroy Court, Silverdale Road, Eastbourne, BN20 7BB**

Price £235,000 | Share of Freehold

**LS Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A well presented two bedroom apartment on the second (top) floor of a modern purpose-built block within a quarter of a mile of the seafront. The apartment provides well proportioned accommodation that includes a generous living room, fitted kitchen with integrated, oven, hob, dishwasher and fridge/freezer. Both bedrooms have fitted wardrobes and the master bedroom has an en-suite shower room. Other benefits include gas central heating, sealed unit double glazing in wood frames and a secure parking space underneath the block with direct lift access to the third floor. The seafront is within a few hundred yards, whilst the town centre is within a half mile level walking distance with buses stopping near by.





## At a Glance:

- Well presented top floor apartment
- Two bedrooms
- Two bathrooms
- Generous living room
- Fitting kitchen with integrated appliances
- Secure under block parking space with direct lift access to top floor
- Gas central heating

## Accommodation:

### FRONT DOOR

### STAIRS & PASSENGER LIFT TO SECOND (TOP) FLOOR

### HALL

### LIVING ROOM

17'0" (5.18m) x 13'0" (3.96m)

### KITCHEN

9'10" (3m) x 8'0" (2.44m)

### BEDROOM 1

16'4" (4.98m) Max x 9'9" (2.97m)

### EN-SUITE SHOWER ROOM

### BEDROOM 2

13'0" (3.96m) x 7'6" (2.29m)

### BATHROOM / WC

### OUTSIDE:

### UNDER COVER PARKING SPACE

### LEASE:

999 years from 25 March 1997 (Share of Freehold)

### MAINTENANCE:

Approximately £2,800 per annum

### GROUND RENT:

Nil

### PETS:

TBC

### SUB-LETTING:

TBC

### COUNCIL TAX:

Band 'D'

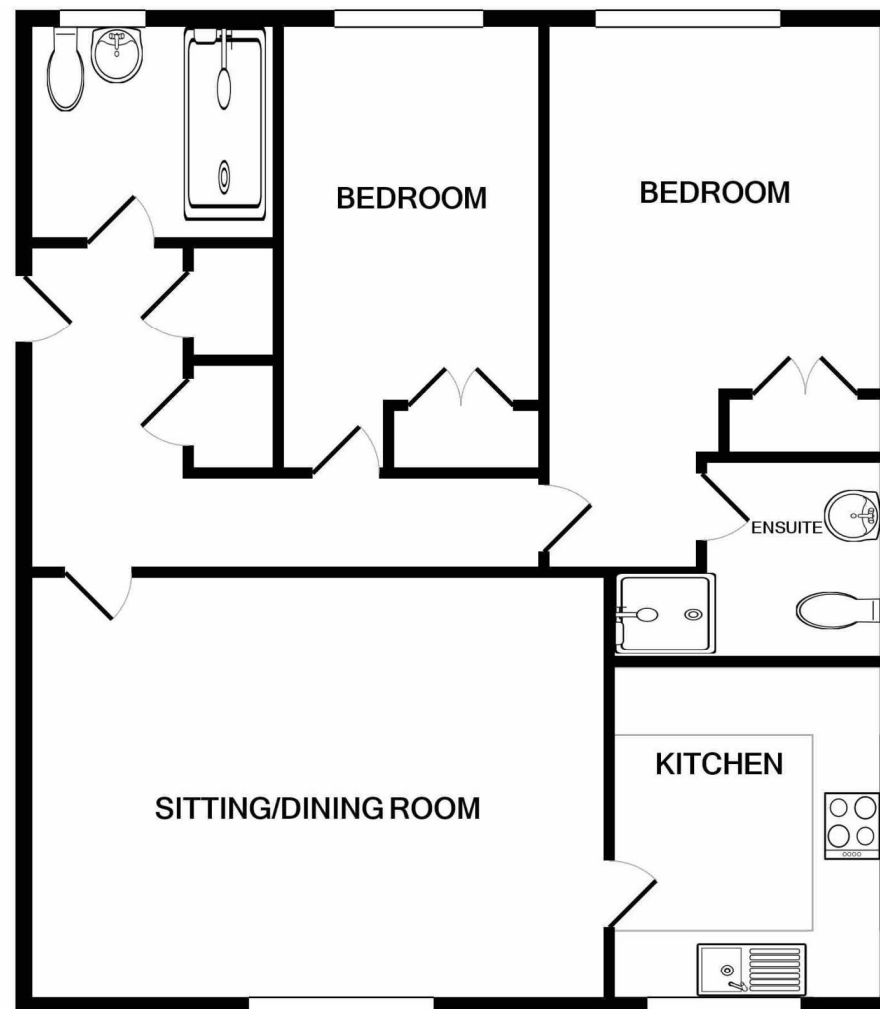
### EPC:

'C'

(All details concerning the Lease & outgoings are subject to verification)







TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ref: 3

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