



30 Dolphin Court, Cliff Road, Eastbourne, BN20 7XE

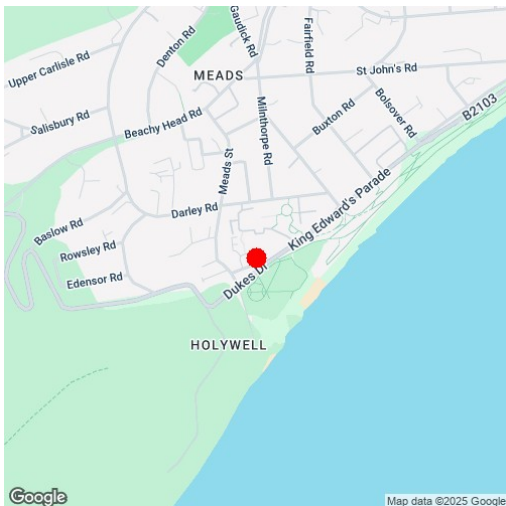
Price £330,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well presented two bedroom apartment on the second floor of this well maintained block boasting stunning panoramic views over Helen Gardens to the sea and to The South Downs. This wonderful property enjoys accommodation comprising communal entrance hall, stairs and passenger lift to all floors, large private entrance hall, sitting/dining room leading to a private balcony with stunning views towards the sea and South Downs, kitchen with range of fitted wall and floor units, integrated appliances and breakfast bar, modern bathroom with separate wc and two excellent size bedrooms. Dolphin Court is set within well kept park like communal gardens and this apartment comes with the benefit of a garage located in a block. Meads high street is just a short distance and Eastbourne town centre and train station are approximately a mile away. Additional benefits include double glazing and gas central heating.





At a Glance:

- Two bedroom second floor flat
- Well presented throughout
- Magnificent views of the sea
- Balcony
- Garage
- Sitting/dining room
- Kitchen
- Bathroom
- Close to Meads high street
- Double glazed and gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

PASSENGER LIFT & STAIRS TO ALL FLOORS

PRIVATE ENTRANCE HALL

SITTING ROOM

16'1" (4.9m) x 12'0" (3.66m)

BALCONY

KITCHEN

10'4" (3.15m) x 9'0" (2.74m)

BEDROOM 1

14'0" (4.27m) x 10'0" (3.05m)

BEDROOM 2

10'6" (3.2m) x 10'2" (3.1m)

BATHROOM

SEPARATE WC

OUTSIDE:

GARAGE

COMMUNAL GARDENS

LEASE:

Remainder of 999 years. (Share of Freehold)

MAINTENANCE:

Approx £3,195 per annum.

GROUND RENT:

Nil.

PETS:

Not allowed.

SUB-LETTING:

Not allowed.

COUNCIL TAX:

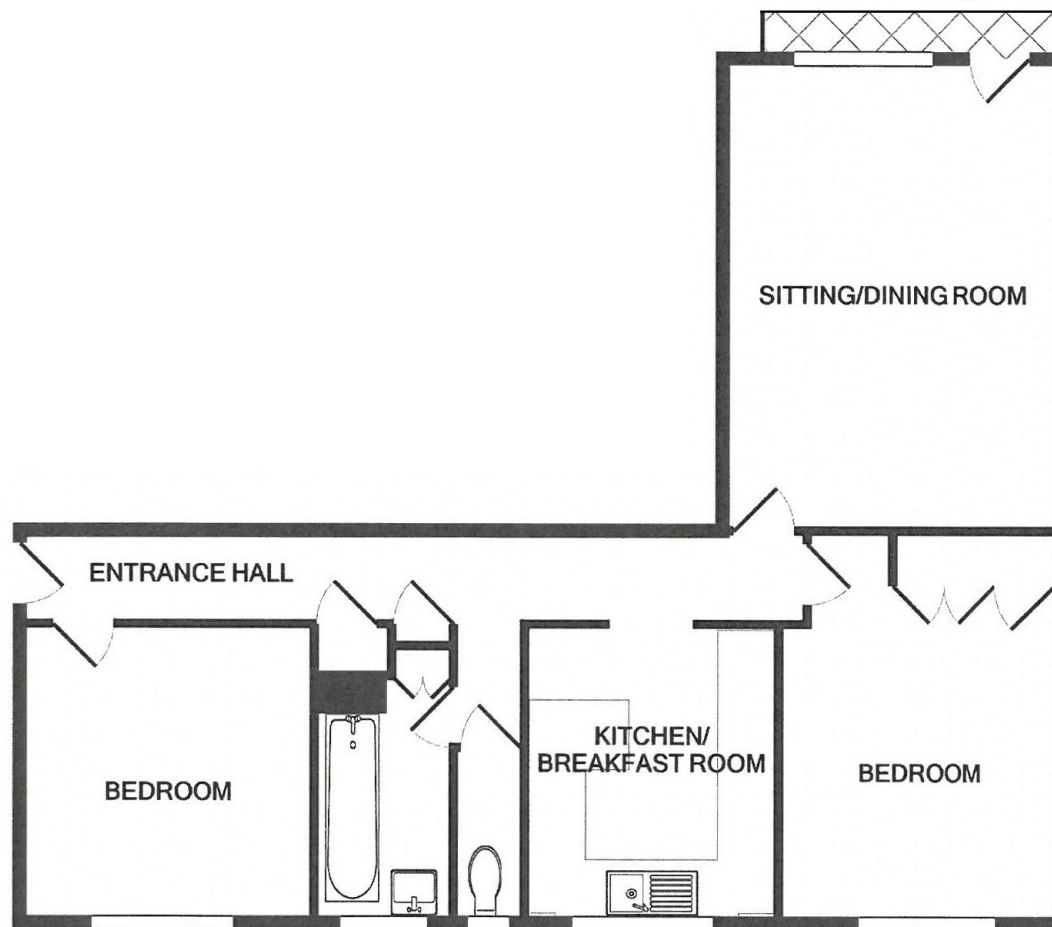
Band "C"

EPC:

"C"

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





TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

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}