



17 Dolphin Court, Cliff Road, Eastbourne, BN20 7XD

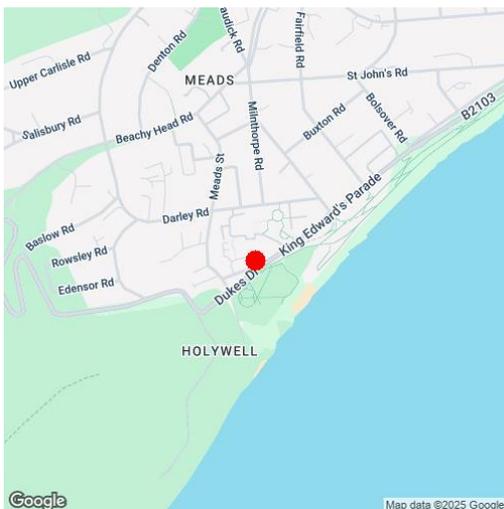
Price £310,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well presented two bedroom apartment on the fourth 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, private entrance hall, sitting/dining room, kitchen with range of fitted wall and floor units, integrated appliances, modern shower room with separate wc and two excellent size bedrooms. There is a private balcony with stunning views towards the sea and South Downs accessed via the main bedroom. Dolphin Court is set within well kept park like communal gardens and this apartment comes with the benefit of a convenient store room. 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 electric heating.





At a Glance:

- Beautifully presented two double bedroom fourth floor flat
- Stunning sea views
- Shower room
- Balcony
- Close to Meads high street
- Convenient store room
- Chain Free
- Double glazing
- Kitchen
- Sitting/dining room

Accommodation:

COMMUNAL ENTRANCE

STAIRS & PASSENGER LIFT TO ALL FLOORS

PRIVATE ENTRANCE HALL

SITTING ROOM

15'7" (4.75m) x 12'0" (3.66m)

KITCHEN

10'4" (3.15m) x 8'4" (2.54m)

BEDROOM 1

15'7" (4.75m) x 10'6" (3.2m) door to BALCONY

BEDROOM 2

15'7" (4.75m) x 10'5" (3.18m)

SHOWER ROOM

WC

STORE ROOM

LEASE:

Remainder of 999 years

MAINTENANCE:

£3,800 per annum

GROUND RENT:

Nil

COUNCIL TAX:

Band "D"

EPC:

"D"

SUB-LETTING:

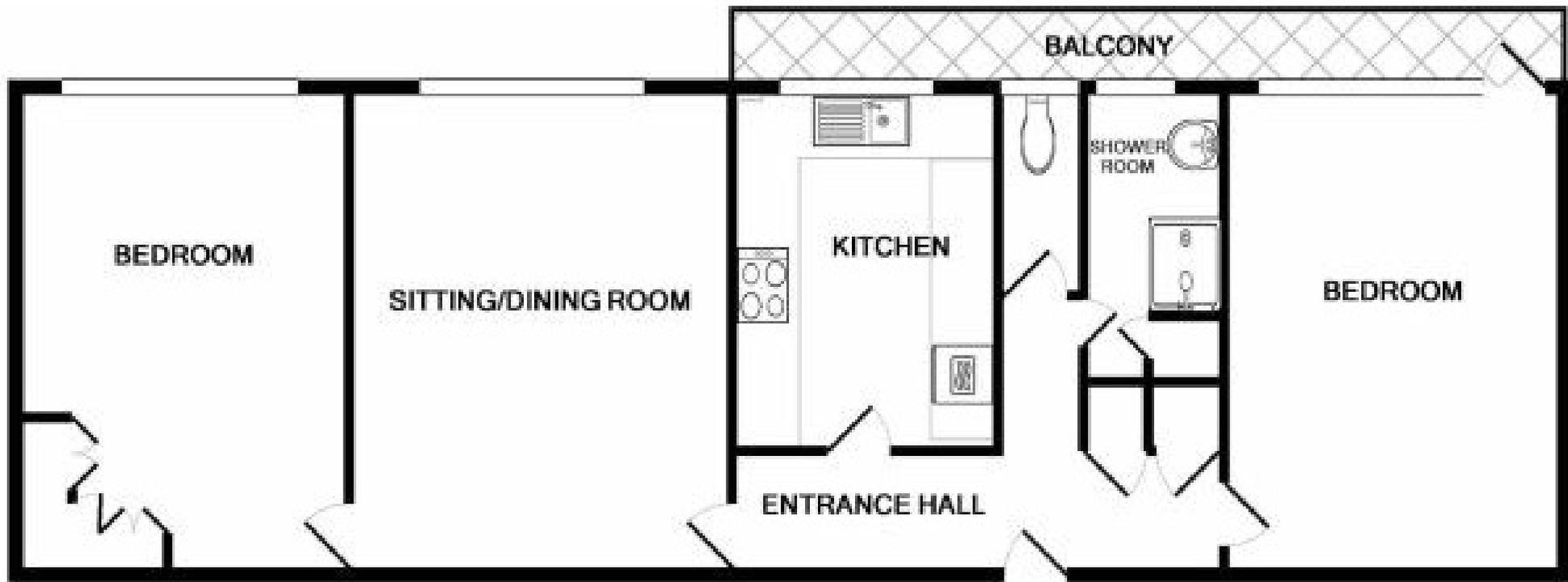
Not allowed

PETS:

Not allowed

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





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.

 **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