



2c South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN

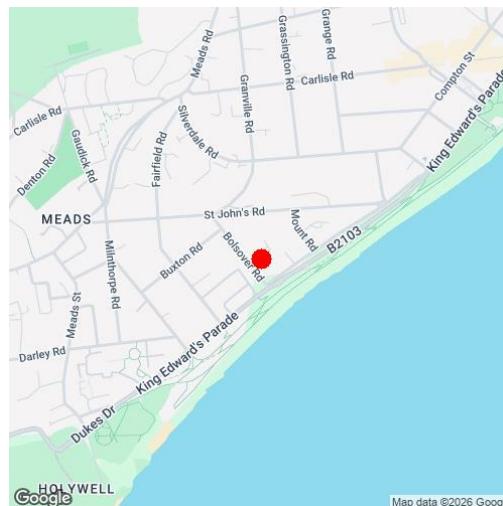
Price £395,000 | Leasehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
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A stunning two bedroom flat presented to an exceptional standard located on the 2nd floor of the iconic South Cliff Tower directly on Meads seafront boasting magnificent views of the sea. 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, modern fully fitted kitchen, two excellent size double bedrooms benefiting from fitted bedroom furniture and with the main bedroom enjoying access to the balcony and also boasting a stylish en-suite bathroom/wc. There is a further modern contemporary shower room/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 double glazing and gas central heating.





## At a Glance:

- Stunning and beautifully presented 2nd floor flat
- Iconic South Cliff Tower
- Beautifully fitted kitchen
- Modern en-suite bathroom
- Contemporary shower room
- Private balcony
- Lovely sea views
- Concierge service
- Residents secure parking
- Double glazed and gas central heating



## Accommodation:

### COMMUNAL ENTRANCE HALL

STAIRS AND PASSENGER LIFT TO ALL FLOORS

### PRIVATE ENTRANCE HALL

#### SITTING / DINING ROOM

25'2" (7.67m) x 11'8" (3.56m) with access to sun balcony

#### KITCHEN

11'8" (3.56m) x 8'8" (2.64m)

#### BEDROOM 1

16'9" (5.11m) x 11'5" (3.48m) currently arranged as an office and with access to sun balcony

#### EN-SUITE BATHROOM

#### BEDROOM 2

12'6" (3.81m) x 11'2" (3.4m)

#### SHOWER ROOM

#### UTILITY / BOILER ROOM

#### OUTSIDE:

#### WELL KEPT COMMUNAL GARDENS

#### SECURE CAR PARK

#### LEASE:

to be confirmed

#### MAINTENANCE:

to be confirmed

#### GROUND RENT:

to be confirmed

#### PETS:

not allowed

#### LETTING:

not allowed

#### COUNCIL TAX:

Band 'E'

#### EPC:

to be confirmed

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

**Second Floor**  
Approx. 99.7 sq. metres (1073.7 sq. feet)



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.

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