



11b South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JW

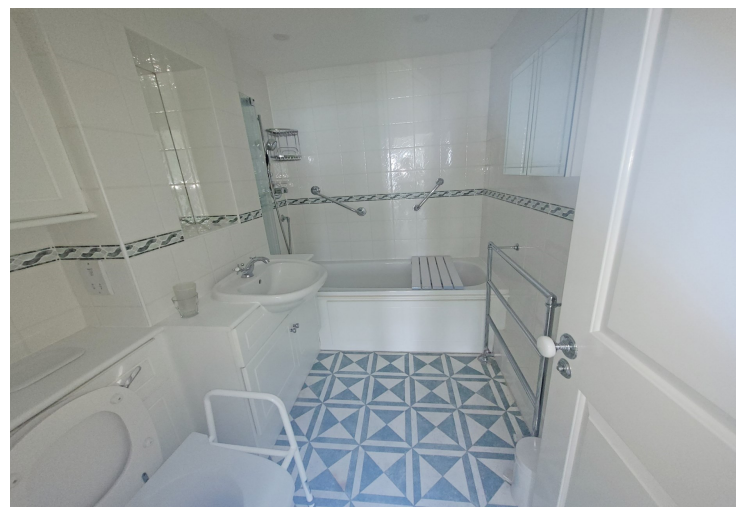
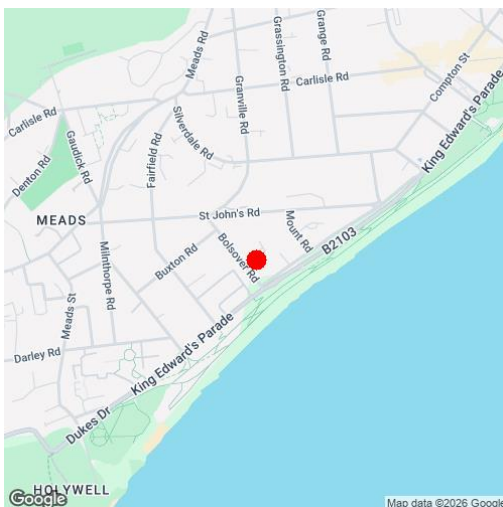
Price £295,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A light and spacious two bedroom apartment on Meads seafront affording panoramic views over the English Channel and to Beachy Head. The apartment is situated on the eleventh floor of the iconic South Cliff Tower and provides well proportioned accommodation that includes a 16' master bedroom with en suite bathroom, a second double bedroom and shower room. The 24' living room opens onto a balcony, that together with the master bedroom, takes full advantage of the glorious sea views, whilst the kitchen and second bedroom enjoy downland views. South Cliff Tower has the unusual advantage of a concierge service. The house managers announce visitors during the day and provide assistance with handling shopping, luggage and sundries if required by the residents. The apartment also benefits from well-maintained southerly facing communal gardens and a secure underground parking space. Located on Meads seafront, the Meads village shopping facilities are within a quarter of a mile, while Eastbourne town centre and railway station are approximately 1 mile distant.





### At a Glance:

- Iconic South Cliff Tower seafront development
- Glorious panoramic sea and downland views
- 24' living room
- Two double bedrooms
- Two bath/shower rooms (one en-suite)
- Undercover parking space
- Sealed unit double glazing and gas central heating
- Concierge service
- Underground parking space
- No onward chain

### Accommodation:

**STAIRS AND PASSENGER LIFT TO 11th FLOOR**

**HALL**

**LIVING ROOM**

24'6" (7.47m) x 11'10" (3.61m)

**BALCONY**

**KITCHEN**

11'6" (3.51m) x 8'8" (2.64m)

**BEDROOM 1**

16'9" (5.11m) x 11'6" (3.51m)

**EN-SUITE BATHROOM**

**BEDROOM 2**

14'0" (4.27m) x 12'6" (3.81m)

**SHOWER ROOM / WC**

**OUTSIDE**

**UNDERCOVER PARKING SPACE**

**SOUTHERLY FACING COMMUNAL GARDENS**

**LEASE:**

199 YEARS FROM 1965 (SHARE IN FREEHOLD)

**SERVICE CHARGE:**

£3,224 PER HALF YEAR (December 2025- June 2026)

**GROUND RENT:**

£50 per annum

**COUNCIL TAX:**

Band 'E'

**EPC:**

'B'

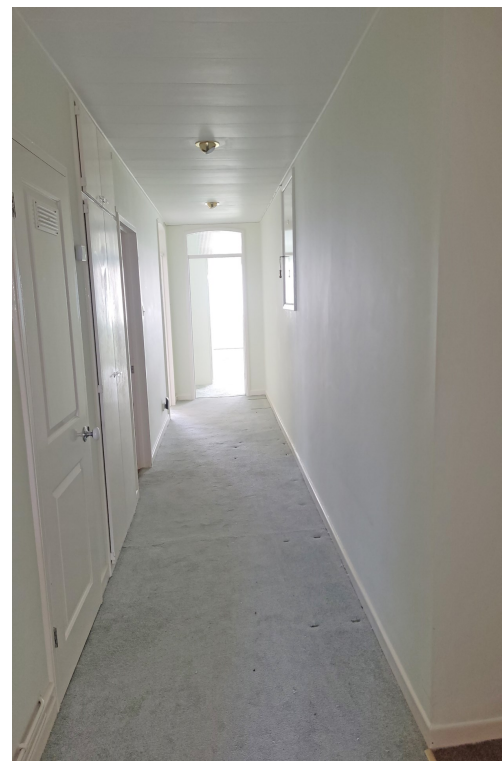
**PETS:**

Not allowed

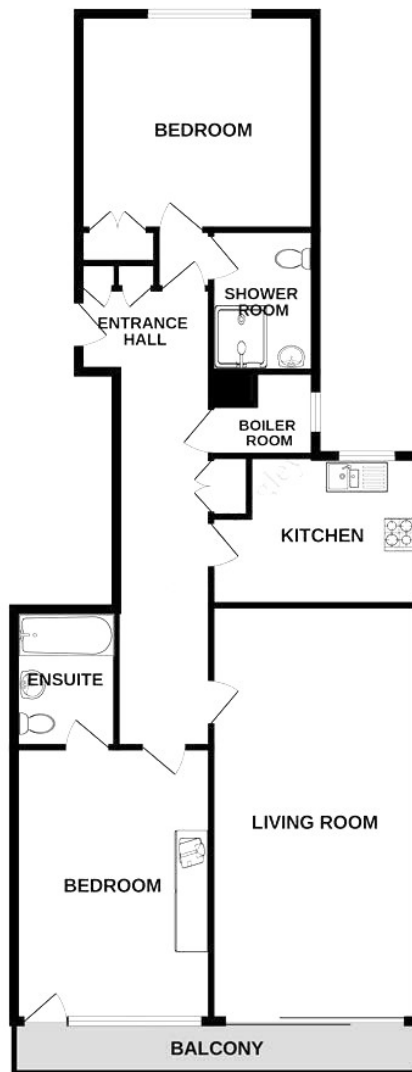
**SUB-LETTING:**

Not allowed

(All details in relation to the terms of the Lease are subject to verification)



TENTH FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 sq.m.) approx.

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 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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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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