



15b South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JW

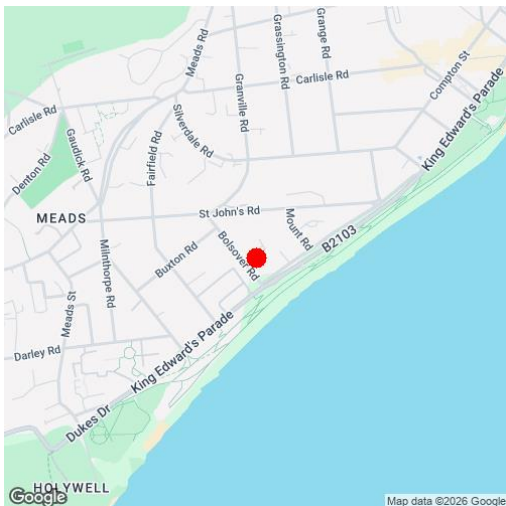
Price £345,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A stunning two bedroom flat presented to an exceptional standard located on the 15th 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 an enclosed sun room opening to a private balcony, kitchen with comprehensive range of matching wall and base units with areas of work surface, two excellent size double bedrooms 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 from 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:

- Well presented two bedroom flat
- Iconic South Cliff Tower
- Stunning panoramic views of the English Channel
- Kitchen
- Two modern shower rooms
- Balcony
- Sitting/dining room
- Enclosed sun room
- Well kept communal gardens
- Concierge service

### Accommodation:

COMMUNAL ENTRANCE

STAIRS & PASSENGER LIFT TO ALL FLOORS

PRIVATE ENTRANCE HALL

BOILER / UTILITY ROOM

SITTING / DINING ROOM  
19'9" (6.02m) x 11'7" (3.53m)

ENCLOSED SUN ROOM  
11'1" (3.38m) x 5'0" (1.52m)

DOOR TO BALCONY

KITCHEN  
11'7" (3.53m) x 8'7" (2.62m)

BEDROOM ONE  
16'2" (4.93m) x 11'4" (3.45m)

DOOR TO BALCONY

EN-SUITE SHOWER ROOM

BEDROOM TWO  
14'1" (4.29m) x 12'5" (3.78m)

SHOWER ROOM

OUTSIDE:

COMMUNAL GARDENS

PARKING SPACE

MAINTENANCE:  
to be confirmed

GROUND RENT:  
to be confirmed

PETS:  
not allowed

LETTING:  
not allowed

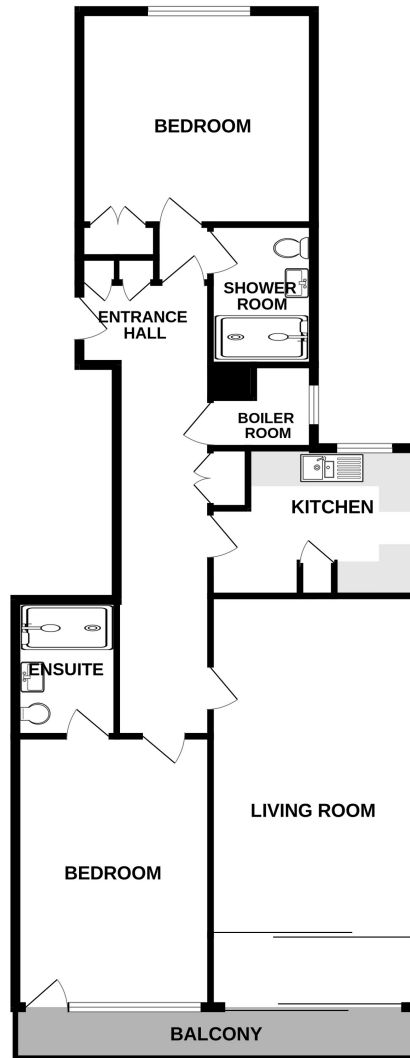
COUNCIL TAX:  
Band 'E'

EPC:  
'B'

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



FIFTEENTH 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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