



6d South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN

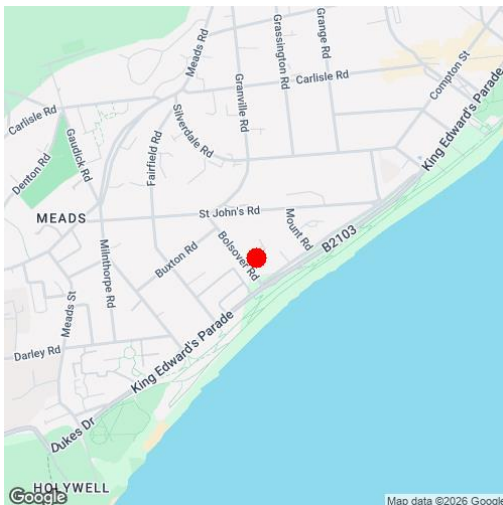
Price £360,000 | Share of Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A beautifully presented three bedroom apartment situated on the sixth floor of the iconic South Cliff Tower on Meads Seafront enjoying spectacular panoramic coastal views. The property offers spacious accommodation comprising an entrance hall, a sitting room enjoying superb coastal views, a dining room, a fitted modern kitchen with integrated hob, double oven, extractor, fridge freezer, dishwasher and washing machine, three bedrooms (the master having a sun balcony and en-suite shower room), and a family bathroom. South Cliff Tower is set within attractive communal gardens and has an impressive reception foyer with a concierge service providing assistance and security for residents. Additional benefits include double glazed windows throughout, gas fired central heating, super fast broadband connectivity available to the building and an allocated parking space at the rear of the block. South Cliff Tower is on Eastbourne seafront in the Meads area and is situated approximately 1/2 mile from the Meads village, whilst the town centre is approximately 1 mile distant. The flat is highly recommended for an internal inspection.





At a Glance:

- Beautifully presented three bedroom apartment
- Sixth floor
- Iconic South Cliff Tower
- Sitting room
- Dining room
- Modern fitted kitchen
- Two bathroom
- Allocated parking
- Chain free

Accommodation:

COMMUNAL ENTRANCE LOBBY WITH CONCIERGE SERVICE

2 LIFTS & STAIRS TO 6TH FLOOR

SPACIOUS ENTRANCE HALL

SITTING ROOM

24'0" (7.32m) Into Bay x 11'8" (3.56m)

DINING ROOM

11'8" (3.56m) x 9'0" (2.74m)

KITCHEN

11'8" (3.56m) x 8'0" (2.44m) With integrated hob, double oven, extractor hood, fridge freezer, washing machine & dishwasher

BEDROOM ONE

16'2" (4.93m) x 11'4" (3.45m) Access to Balcony with stunning sea views

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'0" (3.35m) x 10'8" (3.25m)

BEDROOM THREE

11'6" (3.51m) x 8'2" (2.49m)

FAMILY BATHROOM

OUTSIDE

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

Within a secure covered residents car park

LEASE

Balance of a 999 year lease

MAINTENANCE

£6,975.00 per annum

GROUND RENT

nil

SUB-LETTING

Not allowed

PETS

Not allowed

COUNCIL TAX

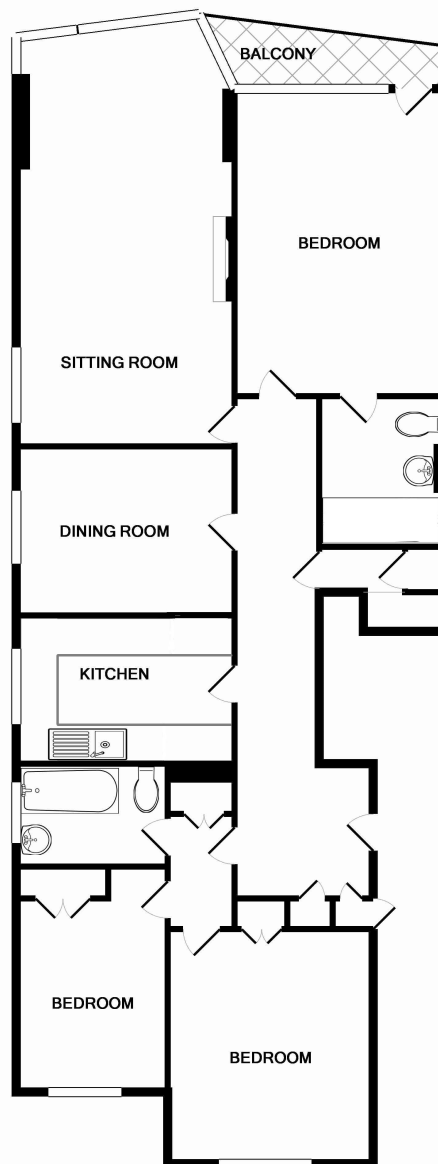
Band "F"

EPC

'D'

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





TOTAL APPROX. FLOOR AREA 1181 SQ.FT. (109.7 SQ.M.)
Made with Metropix

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}