



# BROOK GAMBLE



**Flat 4 Highcliff Court, 7 South Cliff, Eastbourne, BN20 7AF**

**£375,000**

Brook Gamble are delighted to offer a must see, MAGNIFICENT DIRECT SEA VIEW three bedroom, two bathroom third floor converted apartment, LOCATED IN SOUTH CLIFF IN MEADS ON EASTBOURNE'S SEAFRONT. Offering SPECTACULAR UNINTERRUPTED SEA VIEWS from the lounge and third bedroom, this SPACIOUS and most TASTEFULLY DECORATED apartment benefits from a MODERN FITTED KITCHEN, LUXURY BATHROOM, bedroom with EN SUITE SHOWER ROOM and is offered CHAIN FREE free by the seller's Sole Agents.

Communal front door, with security entry system, to:

**Communal Entrance Hall**

Stairs to:

**Third Floor**

Door to:

**Private Entrance Hall**

Security entryphone handset.

**Lounge 23'3" x 14'4" (7.09m x 4.37m)**



Picture rail, Ceiling cornice. Modern electric radiators. Double glazed bay window to front aspect offering uninterrupted sea view, to easterly aspect with far reaching views across the English Channel towards Hastings, and to a south easterly aspect towards the cliffs of Beachy Head.

**Kitchen 14'2" x 8'7" (4.32m x 2.62m)**



Fitted with a range of gloss fronted white handleless wall and base units with complementary work surfaces and upstands. Single bowl sink unit with mixer tap. Four ring electric hob with extractor hood above and electric oven below. Fitted fridge freezer. Fitted washing machine. Dishwasher. Tiled floor with under floor heating, controlled with thermostat.

Large double glazed sash cord style window to rear aspect with far reaching views across Meads to the South Downs National Park.

**Bedroom 1 12'8" x 12'8" (3.86m x 3.86m)**



Built-in double wardrobe. Picture rail. Ceiling cornice. Wall mounted electric heater. Two double glazed windows to rear with far reaching views across Meads to the South Downs National Park to a westerly aspect.

**Bedroom 2 12'6" x 9'0" (3.81m x 2.74m)**



Ceiling cornice. Wall mounted electric radiator. Two double glazed windows to side aspect. Door to:

**Separate Cloakroom**

Low level WC. Wash hand basin with tiled splashback. Double glazed window to rear.

### **Bedroom 3 13'9" max x 7'3" (4.19m max x 2.21m)**

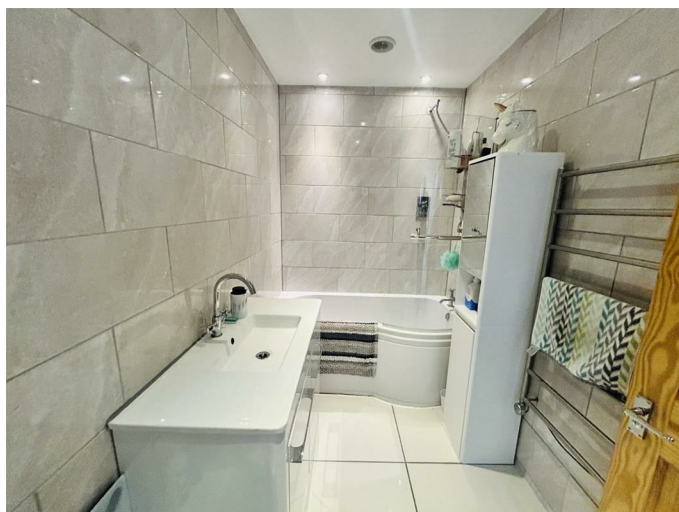


Picture rail. Ceiling cornice. Wall mounted electric heater. Double glazed window to front aspect with uninterrupted far reaching sea view across the English Channel. Door to:

### **En Suite Shower Room**

Walk-in shower cubicle with wall mounted shower unit with rainwater shower head, and fully tiled walls. Wash hand basin with mixer tap. Extractor fan unit. Recessed ceiling spotlights. Tiled floor.

### **Luxury Bathroom**



P-shaped bath with mixer tap and wall mounted shower and shower attachment. Fitted shower screen. Tiled splashback. Large wash hand basin with mixer tap and inset into vanity unit. Low level WC. Heated towel rail. Extractor fan unit. Recessed ceiling spotlights. Tiled floor.

### **Parking**

Although the property does not offer parking, residents would be entitled to obtain a permit from the local council, for an annual cost.

### **Other Information**

Council Tax Band C

Total floor area: 88 square metres

The Vendor has advised us of the following information:

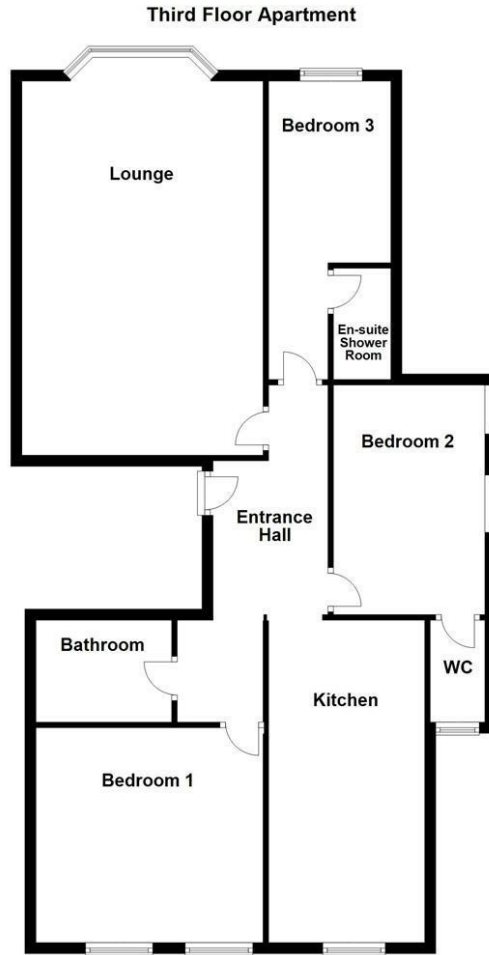
The property is being sold with a share of the freehold.

Lease: 951 years remaining 999 years from 24th June 1975.

Maintenance: £550.00 per quarter

Please note that our floor plans, are as accurate as we can make them but are simply a guide.

# Floor Plan

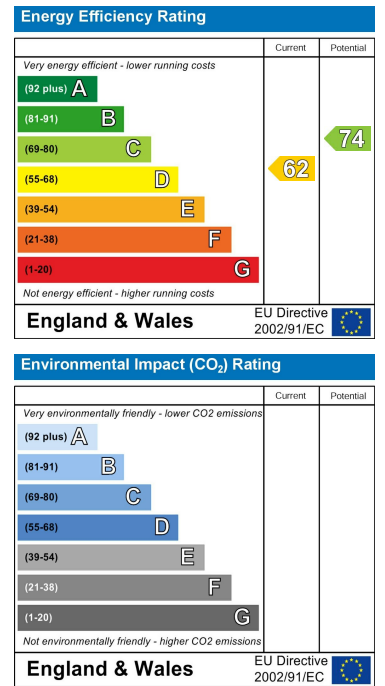


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.