



# BROOK GAMBLE



## **4C South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN**

**£320,000**

Boasting superb panoramic seafront views, this 2 bedroom apartment is situated on the 4th floor of Eastbournes' iconic South Cliff Tower. With a 24' Sun Balcony, sea views and balcony access are enjoyed from both the Lounge/Dining Room and the Master Bedroom. The Master Bedroom further boasts an En-Suite bathroom. With concierge facilities and 2 passenger lifts to all floors, South Cliff Tower offers luxury seafront accommodation and is within a short distance of Meads High Street. Set in delightful communal gardens and having allocated parking, the apartment is being sold chain free.

Viewing is considered essential. Sole Agents.

### **Communal Entrance**

Communal front door into Entrance Lobby with entry phone system and porterage service. 2 passenger lifts or stairs to 4th floor landing.

### **Entrance Hall 26'7 x 4'7 (8.10m x 1.40m)**

Private front door to Entrance Hall measuring 26 foot in length. Wall lights, wall mounted thermostat, walk-in boiler cupboard measuring 6'2 in length and housing hot water cylinder, light and frosted UPVC double glazed window to side. Linen cupboard with slatted shelving, further high-level storage cupboard.

### **Lounge 24'10 x 11'8 (7.57m x 3.56m)**

Three radiators, wall lights, UPVC double glazed sliding patio door opening onto Sun Balcony measuring 24' in width, with stunning panoramic sea views.

### **Kitchen 11'6 x 8'7 (3.51m x 2.62m)**

Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating four ring gas hob with cooker hood above. Eye-level electric double oven, integrated washing machine, integrated dishwasher, integrated fridge-freezer, wall units, part tiling to walls, radiator, UPVC double glazed window to rear.

### **Bedroom 1 11'5 x 16'2 (3.48m x 4.93m)**

Radiator, UPVC double glazed window and door opening onto Sun Balcony enjoying the magnificent panoramic Seafront views.

### **En-Suite Bathroom**

Bath with mixer taps and telephone-style hand shower attachment, pedestal wash basin, low flush WC, part tiling to walls, inset ceiling spotlights, radiator.

### **Bedroom 2 14' x 12'7 (4.27m x 3.84m)**

Measurements exclude the depth of the built-in double wardrobe cupboard. Two radiators, UPVC double glazed window to rear with far reaching views towards the South Downs.

### **Shower Room**

Glazed shower cubicle wall mounted shower unit, part tiling to walls, pedestal wash basin, low flush WC, radiator, shaver point, frosted UPVC double glazed window to side.

### **Outside**

There are delightful communal gardens to the front of the property with seating offering wonderful sea views.

The property also benefits from an allocated parking space in the car port to the rear of the building.

### **Other Information**

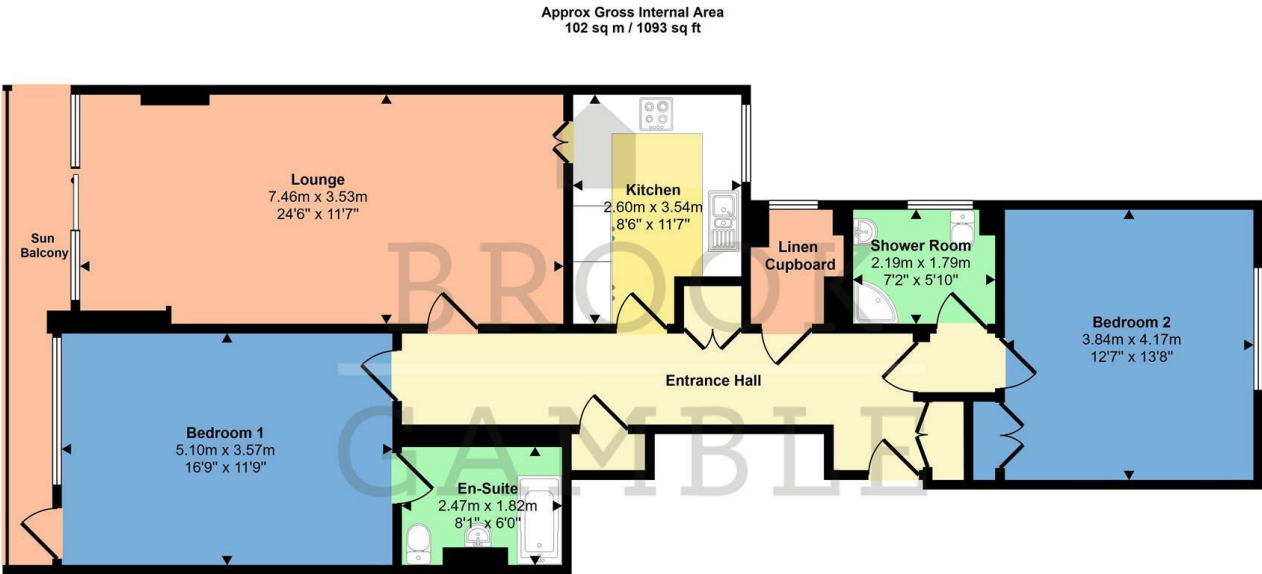
The property is being sold with a share of the

freehold.

The lease is 199 years from 1965.

Maintenance is approximately £3600 per half year.

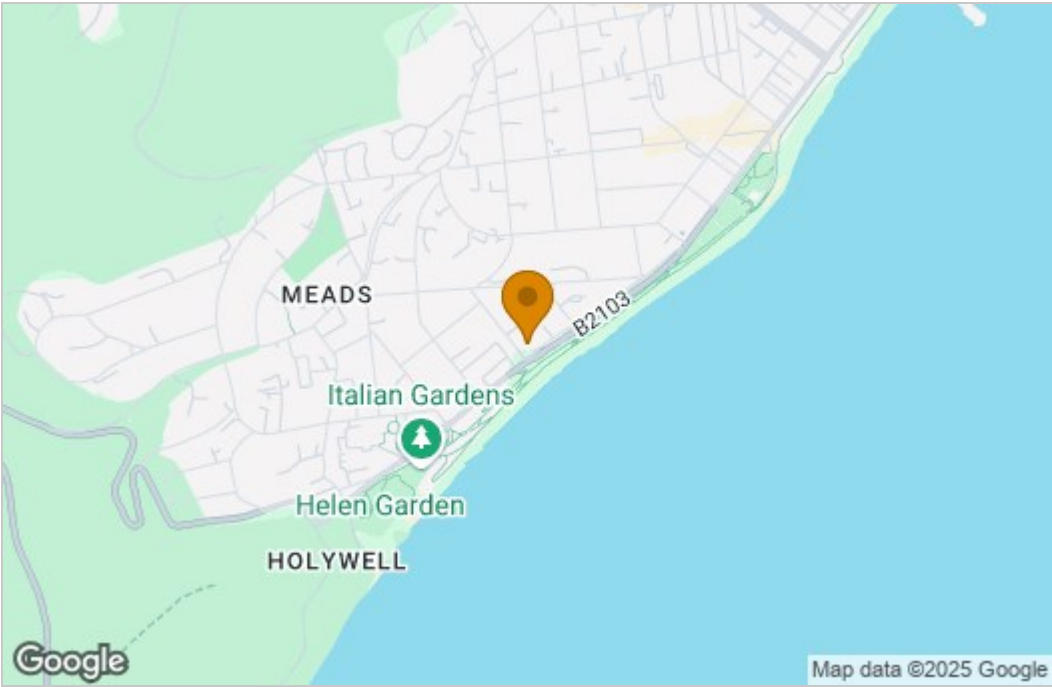
Floor Plan



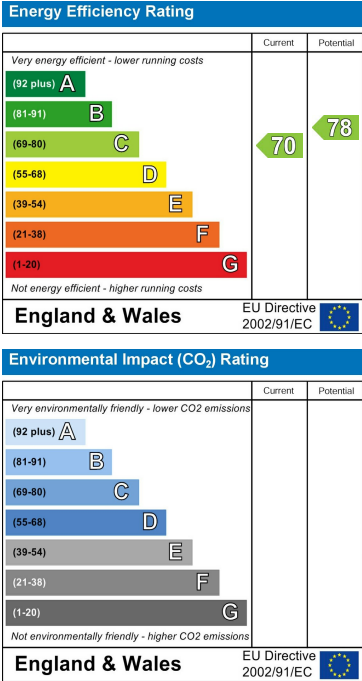
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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