



**Dolphin Court Cliff Road, Eastbourne BN20 7XD**



**welcome to**

**Dolphin Court Cliff Road, Eastbourne**

A chain-free three bedroom flat located within a purpose built block located in the highly regarded Hollywell area of Eastbourne. Boasting light and spacious accommodation throughout and benefiting from garage, residents parking and being offered to the market with no onward chain.



### Communal Entrance

Stairs and lift to the first floor.

### Entrance Hall

Cupboards.

### Lounge / Dining Room

15' 10" x 12' 1" ( 4.83m x 3.68m )

### Lounge

Double glazed patio doors and window to the front aspect leading to balcony. Wall lights. Fireplace.

### Dining Room

Radiator.

### Kitchen

10' 4" x 9' ( 3.15m x 2.74m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker and hob. Space and plumbing for washing machine, under counter fridge and freezer. Double glazed window to the rear aspect.

### Bedroom 1

16' 2" x 10' 7" ( 4.93m x 3.23m )

Double glazed window to the front aspect. Wash hand basin. Fitted wardrobes. Radiator.

### Bedroom 2

14' x 9' 11" ( 4.27m x 3.02m )

Double glazed window to the rear aspect. Wall lights. Radiator.

### Bedroom 3

10' 5" x 10' 1" ( 3.17m x 3.07m )

Double glazed window to the rear aspect. Radiator.

### Shower Room

Comprising a shower cubicle with over head shower attachment. Tiled throughout. Wash hand basin. Heated towel rail. Cupboard. Double glazed window to the rear.

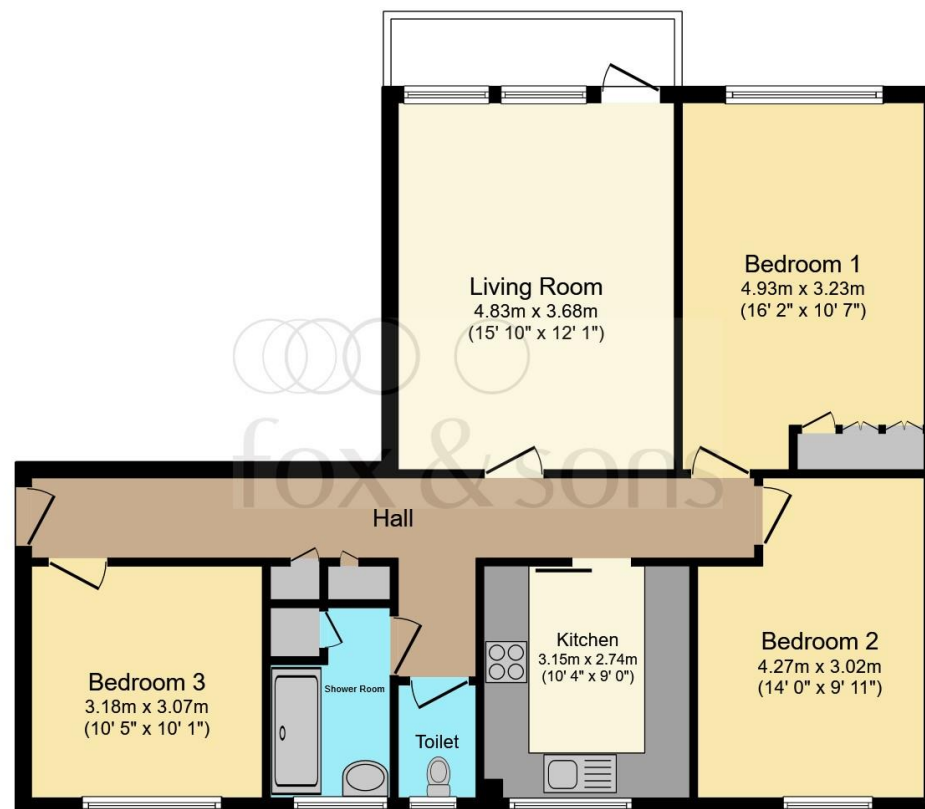
### Cloakroom

Low level W.C. Double glazed window to the rear aspect.

### Garage

### Parking

Residents parking.



Total floor area 85.7 m<sup>2</sup> (923 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Dolphin Court Cliff Road, Eastbourne**

- \*\*\* SHARE IN THE FREEHOLD \*\*\*
- DOLPHIN COURT
- PURPOSE BUILT FLAT
- THREE BEDROOMS
- BALCONY

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3210.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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