



Ground Floor Flat South Cliff,Eastbourne BN20 7AG



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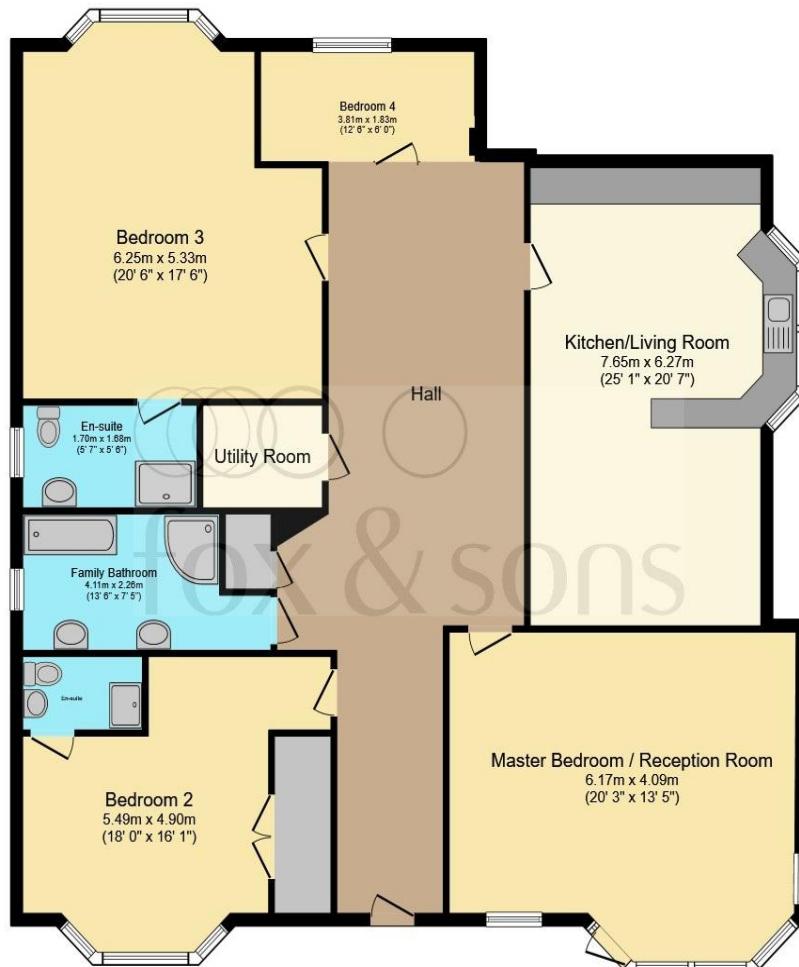
welcome to

Ground Floor Flat South Cliff, Eastbourne

**** SHARE IN THE FREEHOLD ****

Step into this unique and beautifully laid-out four-bedroom apartment, perfectly positioned on the seafront and designed to make the most of its breathtaking coastal outlook. Spacious and stylish, this home offers a wonderful balance of modern living and seaside charm.





Total floor area 187.3 m² (2,016 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

Entrance Hall

Open Plan Lounge / Kitchen

25' 1" x 20' 7" (7.65m x 6.27m)

Utility Room

12' 4" x 6' (3.76m x 1.83m)

Bedroom 1

20' 6" x 17' 6" (6.25m x 5.33m)

En - Suite

Bedroom 2

18' x 16' 1" (5.49m x 4.90m)

En - Suite

Bedroom 3

20' 3" x 13' 5" (6.17m x 4.09m)

Bedroom 4

12' 6" x 6' (3.81m x 1.83m)

Bathroom

Private Garden

welcome to

Ground Floor Flat South Cliff, Eastbourne

- BEAUTIFULLY CONVERTED APARTMENT
- FOUR SPACIOUS BEDROOMS
- PRIVATE GARDEN
- BREATHTAKING DIRECT SEA VIEWS
- SHARE OF FREEHOLD

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1200.00

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

£550,000



view this property online fox-and-sons.co.uk/Property/EBN120030

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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