



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£199,950



1 Bedroom



1 Reception



1 Bathroom



7 West Cliff Court, 10 St. Johns Road, Eastbourne, BN20 7HT

Stunning and far reaching views across Eastbourne and towards the sea and South Downs can be enjoyed from the rear of this lovely flat just off Meads seafront. Arranged with a double bedroom, sitting room and bathroom/wc, the apartment is notable for its modern kitchen/breakfast room and high ceilings and the attractive building is well cited for numerous amenities. Meads Village shops, the stunning seafront and Western Lawns are all within walking distance whilst the town centre with its Beacon shopping centre and mainline railway station are also close by.

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10 St. Johns Road,
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Main Features

- Seafront Apartment With Stunning Far Reaching Views
- 1 Double Bedroom
- Second Floor
- Sitting Room
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to second floor landing, private entrance door to -

Hallway

Radiator. Airing cupboard and store cupboard. Carpet.

Sitting Room

13'5 x 11'7 (4.09m x 3.53m)

Radiator. Wall mounted electric fire. Carpet. Double glazed window to rear aspect with far reaching views access Eastbourne towards the sea & South Downs.

Fitted Kitchen/Breakfast Room

11'11 x 6'8 (3.63m x 2.03m)

Range of modern units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding work surfaces with cupboard and drawers under. Inset four ring gas hob and electric oven under. Plumbing and space for washing machine or refrigerator. Range of wall mounted units. Concealed wall mounted gas boiler & extractor. Radiator. Double glazed window to rear aspect with far reaching views access Eastbourne towards the sea & South Downs.

Double Bedroom

15'10 x 8'6 (4.83m x 2.59m)

Radiator. Carpet. Window to rear aspect with far reaching views access Eastbourne towards the sea & South Downs.

Modern Bathroom/WC

Suite comprising panelled bath with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted window.

EPC = C

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Peppercorn

Maintenance: £1000 per annum

Lease: Remainders of a 999 years lease. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.