

2b Clive Court  
Grand Parade  
Eastbourne, BN21 3DD

Leasehold - Share of Freehold

£399,950



2 Bedroom 1 Reception 2 Bathroom



TOWN FLATS

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com) 01323 416600

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.



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PANORAMIC VIEWS OF EASTBOURNE SEAFRONT AND PIER. Rarely available large two double bedroom flat with a generously sized balcony and in turnkey condition, being sold with no onward chain. Internal viewing comes highly recommended to appreciate the attention to detail to this fine refurbishment, as well as appreciate the sea views from every window and vibrancy of the convenient and sought after location.

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## 2b Clive Court, Grand Parade, Eastbourne, BN21 3DD

**£399,950****Main Features**

- Seafront Apartment With Stunning Panoramic Views Of The Sea
- 2 Bedrooms
- Second Floor
- Spacious Dining Hallway
- Spacious Lounge
- Large Sun Balcony
- Fitted Kitchen
- Modern En-Suite Bathroom/WC
- Modern Shower Room/WC
- Double Glazing

**Entrance**  
Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

**Spacious Dining Hallway**  
14'11 x 8'5 (4.55m x 2.57m )  
Two radiators. Cupboard housing plumbing and space for washing machine.. Additional double storage cupboard.

**Spacious Lounge**  
22'0 x 12'6 (6.71m x 3.81m )  
Radiator. Electric fireplace. Double glazed patio doors to -

**Sun Balcony**  
With stunning panoramic views of the sea.

**Fitted Kitchen**  
13'7 x 9'5 (4.14m x 2.87m )  
Range of fitted wall and base units with under unit lighting. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and extractor cooker hood. Eye level double oven and integrated microwave. Integrated fridge/freezer. Double glazed window to front aspect.

**Bedroom 1**  
12'9 x 10'11 (3.89m x 3.33m)  
Radiator. Built-in wardrobes. Double glazed window to front aspect. Door to -

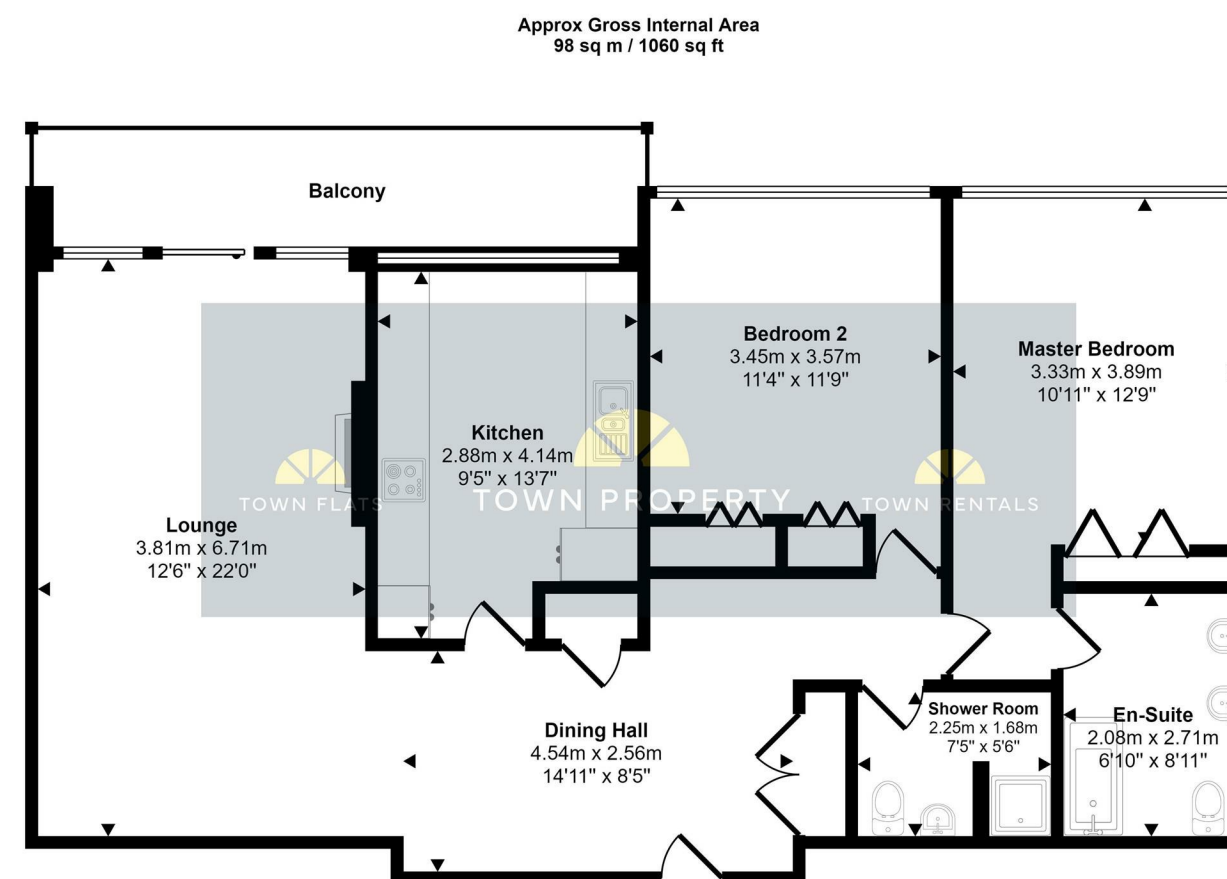
**En-Suite Bathroom/WC**  
Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. His & Hers wash hand basins set in vanity unit with drawers under. Illuminating mirror. Radiator.

**Bedroom 2**  
Radiator. Built-in wardrobe. Double glazed window to front aspect.

**Modern Shower Room/WC**  
Suite comprising shower cubicle. Low level WC. Wash hand basin set in vanity unit with drawers under. Illuminating mirror. Radiator.

EPC = C

Council Tax Band = E



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.

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: N/A**

**Maintenance: £1257.20 half yearly**

**Lease: 999 years from 1995. We have been advised of the lease term, we have not seen the lease**

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.