



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£299,950



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

A well presented two bedroom first floor apartment directly on Eastbourne seafront with glorious views over Helen Gardens and towards the sea. Set in wonderful communal gardens and within easy walking distance of Meads high street the flat provides well proportioned accommodation comprising of two double bedrooms, a refitted kitchen with integrated appliances, refitted bath/shower room, double glazing and gas central heating. The flat is being sold CHAIN FREE with a share of the freehold and an internal inspection comes very highly recommended.



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info@townflats.com

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Cliff Road,
Eastbourne, BN20 7XD

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Main Features

- Well Presented Seafront Apartment
- 2 Double Bedrooms
- Lounge/Dining Room
- Sun Balcony With Wonderful Views Towards The Sea
- Fitted Kitchen With Integrated Appliances
- Bath & Shower Room/WC
- Double Glazing & Gas Central Heating
- Communal Gardens
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Radiator. Entryphone handset. Picture rail. Wood effect flooring. Two built-in cupboards.

Lounge/Dining Room

15'9 x 11'10 (4.80m x 3.61m)
Radiator. Television point. Feature fireplace with inset coal effect fire. Coved ceiling. Double glazed window and door to -

Sun Balcony

With glorious views over towards the sea.

Fitted Kitchen

10'0 x 8'8 (3.05m x 2.64m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with extractor cooker hood. Plumbing and space for washing machine. Integrated fridge/freezer and dishwasher. Part tiled walls. Radiator. Wood effect flooring. Double glazed window.

Bedroom 1

13'6 x 9'6 (4.11m x 2.90m)
Radiator. Coved ceiling. Ceiling fan. Range of fitted wardrobes. Double glazed window to side aspect with views of the sea.

Bedroom 2

10'0 x 9'10 (3.05m x 3.00m)
Radiator. Coved ceiling. Built-in double wardrobe. Double glazed window to rear aspect.

Bath & Shower Room/WC

Coloured suite comprising corner bath with mixer tap and handheld shower attachment. Corner shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside

There are wonderfully maintained communal gardens.

Parking

There are residents parking facilities on a first come first served basis.

EPC = C

Council Tax Band= C

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: £898.52 paid quarterly which includes water rates
Lease: 999 years from 2024. We have been advised of the remaining 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.