



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

 2/3 Bedroom  1 Reception  1 Bathroom

£339,950



3 Clover Cottage, 13 South Cliff, Eastbourne, BN20 7AF

A well presented 2/3 bedroom top floor apartment that provides stunning uninterrupted sea views from the front and Downland views from the rear. Enviably situated on Meads seafront the flat forms part of this attractive residence and provides spacious and well proportioned accommodation. Benefits include a refitted kitchen & bathroom, 2 double bedrooms, a stunning double aspect lounge/dining room and occasional bedroom 3/loft room. The flat is being sold with a share of the freehold and is within comfortable walking distance of the nearby theatres and town centre. An internal inspection comes very highly recommended.

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13 South Cliff,
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Main Features

- Well Presented Seafront Apartment With Stunning Uninterrupted Sea Views
- 2/3 Bedrooms
- Top Floor
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Loft Room/Occasional Bedroom 3
- Double Glazing
- Share Of The Freehold

Entrance
Communal entrance with stairs to first floor private entrance door to further stair to 2nd floor.

Split Level Hallway
Radiator. Double glazed window. Stairs to top floor with understairs cupboard.

Double Aspect Lounge/Dining Room
17'10 x 15'1 (5.44m x 4.60m)
Radiator. Wall mounted gas fire. Coved ceiling. Double glazed window to front aspect and further double glazed window to side aspect providing stunning uninterrupted sea views.

Fitted Kitchen
10'8 x 5'11 (3.25m x 1.80m)
Range of fitted white high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Plumbing and space for washing machine. Part tiled walls. Cupboard housing gas boiler. Radiator. Door to lounge. Double glazed window.

Bedroom 1
12'6 x 10'8 (3.81m x 3.25m)
Radiator. Fitted wardrobes. Eaves storage. Double glazed window.

Double Aspect Bedroom 2 (Currently Used As Dining
15'5 x 14'10 (4.70m x 4.52m)
Radiator. Double glazed windows to side & front aspects with glorious views over Eastbourne towards the South Downs.

Loft Room/Occasional Bedroom 3
11'0 x 10'5 (3.35m x 3.18m)
Panelled walls & ceiling. Eaves storage cupboard. Double glazed skylight.

Modern Bathroom/WC
Modern refitted white suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls and floor. Chrome heated towel rail. Double glazed skylight.

EPC = D

Council Tax Band = B

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: £1600 per annum
Lease: 999 years from 1979. 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.