



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



1 Bathroom

£340,000



39 Dolphin Court, Cliff Road, Eastbourne, BN20 7XF

A beautifully presented ground floor seafront apartment in the highly sought after Meads area, offering far reaching sea and South Downs views. The property features three double bedrooms, a modern kitchen with integral appliances, a spacious lounge with fireplace and direct access to well kept communal gardens, two shower rooms plus an additional cloakroom, garage en bloc, communal parking, gas central heating, double glazing and a share of the freehold. Ideally located close to the seafront, Meads Village shops, bus routes and excellent transport links, this exceptional coastal home combines space, comfort and a prime setting.



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info@townflats.com

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Cliff Road,
Eastbourne, BN20 7XF

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Main Features

- Well Presented Seafront Apartment
- 3 Bedrooms
- Hall Floor
- Lounge Leading To Communal Gardens
- Fitted Kitchen
- Modern Shower Room/WC
- Separate Cloakroom
- Bedroom 2 With Shower Cubicle
- Garage En-Bloc
- Residents Parking Facilities

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

Hallway
Two built in storage cupboards, one housing meters. Radiator. Carpet. Entryphone system. Coved ceiling.

Lounge
16'0" x 11'11 (4.88m x 3.63m)
Electric fireplace. Carpeted. Coved ceiling. Double glazed window and door to front with sea views and leading into the communal gardens.

Fitted Kitchen
10'3" x 9'1 (3.12m x 2.77m)
Laminate flooring and partially tiled walls. Fully fitted with a range of white gloss wall and base units housing integral fridge/freezer and washing machine. Built in eye level electric oven. Grey work surfaces with inset 4 burner electric hob with fitted cooker hood and composite sink and drainer unit with mixer taps. Double glazed window to rear aspect.

Bedroom 1
14'1" x 10'5 (4.29m x 3.18m)
Built in wardrobes. Coved ceiling. Carpeted. Radiator. Double glazed window to front.

Bedroom 2
10'2" x 9'11 (3.10m x 3.02m)
Shower cubicle with tiled enclosure and wash hand basin set within vanity unit with tiled splashback. Carpeted. Radiator. Coved ceiling. Double glazed window to rear.

Bedroom 3
10'4" x 9'10 (3.15m x 3.00m)
Built in wardrobes. Carpeted. Radiator. Double glazed window to rear.

Shower Room/WC
Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C. with concealed cistern. Fully tiled walls and laminate flooring. Chrome towel rail. Double glazed opaque window to rear.

Separate Cloakroom
Low level WC. Radiator. Double glazed opaque window to rear. Vinyl flooring. Part tiled walls.

Outside
Communal gardens.

Parking
Garage en-bloc (No. 17) single garage with up & over door and light. There is also residents parking

EPC = D

Council Tax Band = D

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: £4281.84 per annum
Lease: 999 years. 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.