



**15a South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JW**

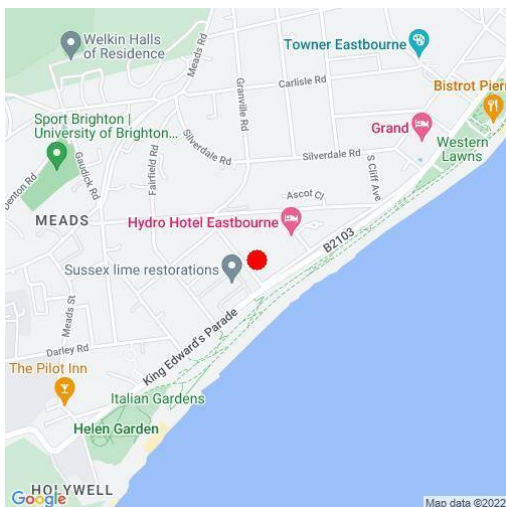
Price £425,000 | Share of Freehold

**LS** **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**

Affording outstanding panoramic views of the English Channel and Beachy Head, a well appointed three bedroom apartment on the favoured southwest corner of the prestigious South Cliff Tower development on Meads seafront. The apartment provides well proportioned accommodation that includes a dual aspect sitting room with archway opening into the dining room, which together with the kitchen enjoy the glorious sea views. The kitchen has been re-fitted in recent years with a range of high gloss wall and base units beneath high quality work surfaces. Integrated appliances include, a Siemens oven, induction hob and dishwasher together with a fridge/freezer and washing machine. The master bedroom has a run of fitted wardrobes together with access to a balcony overlooking the seafront and a beautifully appointed en-suite shower room. An inner hallway leads to two further bedrooms, both of which enjoy views over Eastbourne to The South Downs and are served by the family bathroom. Other benefits include an undercover parking space, gas central heating and sealed unit double glazing. South Cliff Tower is set within attractive communal gardens, has an impressive reception foyer with porters providing assistance and security for residents and is situated just behind meads seafront, within a quarter of a mile of Meads village shopping facilities and 1 mile from Eastbourne town centre.





## At a Glance:

- Outstanding panoramic sea views
- Meads seafront location
- Three bedrooms
- Two bath/shower rooms (one en-suite)
- Two reception rooms
- Undercover parking space
- Gas central heating and sealed unit double glazing
- Attractive communal gardens
- No onward chain

## Accommodation:

**COMMUNAL FRONT DOOR**

**COMMUNAL FOYER**

**TWO PASSENGER LIFTS TO THE FIFTEENTH FLOOR**

**HALL**

28'0" (8.53m) x 4'11" (1.5m) Plus Recess

**SITTING ROOM**

22'6" (6.86m) x 11'10" (3.61m) archway to:-

**DINING ROOM**

11'8" (3.56m) x 8'9" (2.67m)

**KITCHEN**

11'0" (3.35m) x 8'0" (2.44m)

**MASTER BEDROOM**

16'10" (5.13m) x 11'6" (3.51m)

**BALCONY**

**EN-SUITE SHOWER ROOM**

**INNER HALL**

**BEDROOM 2**

12'10" (3.91m) x 11'0" (3.35m)

**BEDROOM 3**

11'6" (3.51m) x 8'0" (2.44m)

**FAMILY BATHROOM**

**OUTSIDE:**

**COMMUNAL GARDENS**

**COVERED PARKING SPACE**

**LEASE:**

199 years from 29 September 1965

**MAINTENANCE:**

£2,234 per half year & £250 per half year to reserve fund

**GROUND RENT:**

Share in Freehold

**COUNCIL TAX:**

Band "F"

**EPC:**

‘C’

**PETS:**

Not allowed

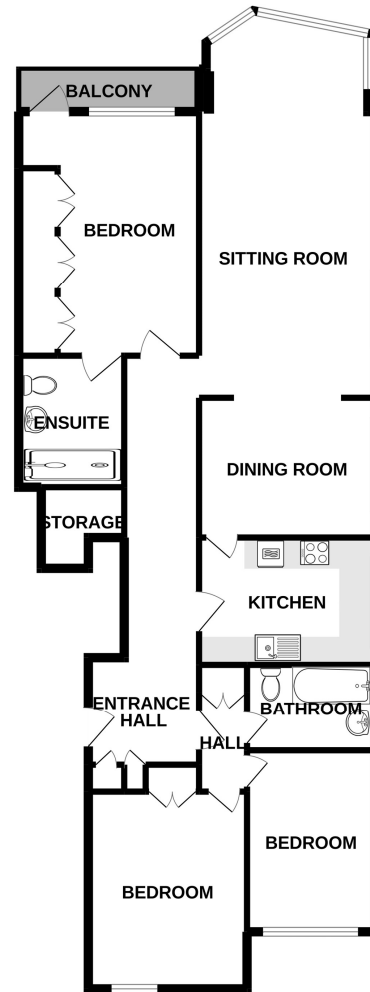
**SUB-LETTING:**

Not Allowed

(All details concerning the terms of the Lease and outgoings are subject to verification)



GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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