



Flat 6 Arya Court, 1 South Cliff, Eastbourne, BN20 7AE

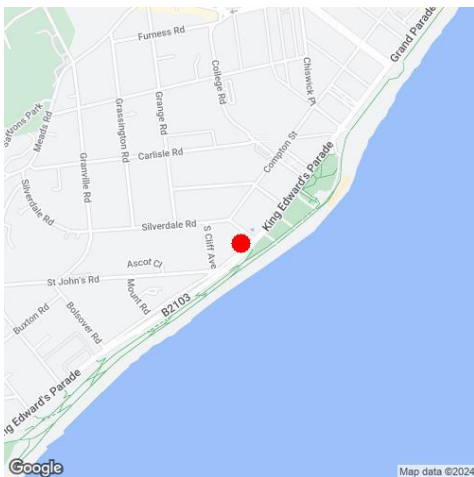
Price £525,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Commanding glorious sea views from this exclusive seafront location - A remarkably spacious third floor apartment with passenger lift and garage, affording some of the finest views available from Eastbourne's seafront. The accommodation includes a magnificent 33' x 23' living room with dual aspect windows and casement doors opening onto a balcony taking full advantage of the glorious views. The kitchen is fitted with a range of matching wall and base units beneath contoured work surfaces with an integrated oven and hob. The two double bedrooms both enjoy sea views and the master bedroom has an en-suite bathroom with both a bath and shower cubicle. The apartment is considered to be presented for sale in good decorative condition and benefits from gas central heating and sealed unit double glazing. Located adjacent to The Grand Hotel, local shopping facilities are within 200 yards, whilst Eastbourne town centre and railway station are approximately a half mile away.





At a Glance:

- Magnificent sea views
- Prime seafront location
- 33' x 23' dual aspect living room with balcony
- Two double bedrooms
- Two bathrooms (one en-suite)
- Garage
- Gas central heating
- Sealed unit double glazing

Accommodation:

STAIRS AND PASSENGER LIFT TO THIRD FLOOR

RECEPTION HALL

STUDY AREA

11'2" (3.4m) x 5'8" (1.73m) Open plan to the hall

LIVING ROOM

33'9" (10.29m) Into Bay x 23'0" (7.01m) Into Bay

BALCONY

KITCHEN

11'0" (3.35m) x 7'6" (2.29m)

MASTER BEDROOM

21'0" (6.4m) Into Bay x 14'8" (4.47m)

EN-SUITE BATHROOM

BEDROOM 2

13'9" (4.19m) x 11'6" (3.51m)

FAMILY BATHROOM

OUTSIDE:

GARAGE:

To the rear of the property is a garage with three spaces. Included in the sale is garage space no 8 with a door providing direct access to the ground floor of Arya Court.

LEASE:

999 years from 25 December 1982 (Share in Freehold)

MAINTENANCE:

Approximately £1,380 per half year

GROUND RENT:

Nil

COUNCIL TAX:

Band 'D'

EPC:

Band 'D'

PETS:

We understand that there have been pets in other apartments

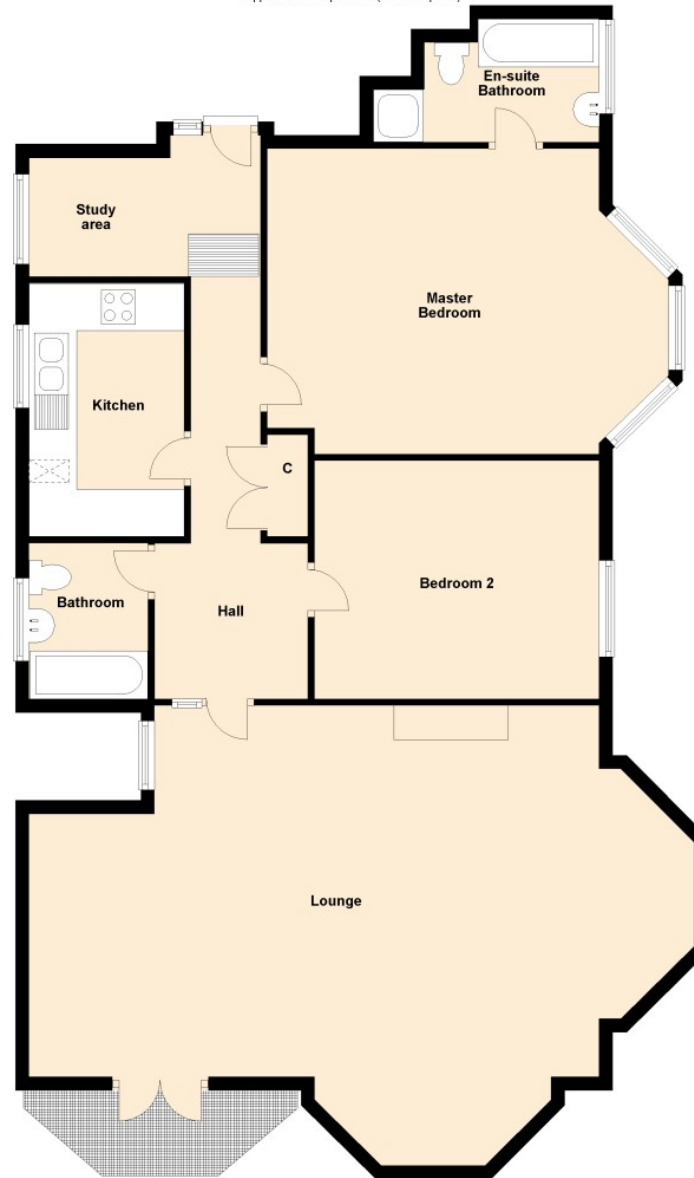
SUB-LETTING:

Allowed (minimum 3 months)

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



Third Floor
Approx. 121.8 sq. metres (1310.9 sq. feet)



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk