



**Flat 3, 7 South Cliff, Eastbourne, BN20 7AF**

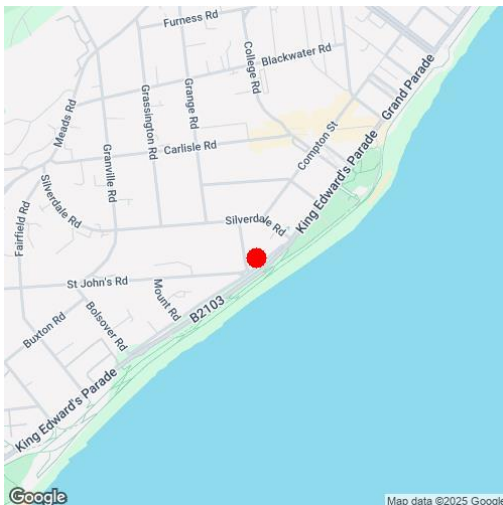
**Price £375,000 | Share of Freehold**

**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**

Enviably located just behind Meads seafront- A rare opportunity to secure a spacious two bedroom apartment affording exceptional unobstructed sea views. The flat is situated on the first floor of a handsome period house and retains many period features with high ceilings and skirting boards. provides particularly well proportioned accommodation including the superb 24' x 14' living room with brick fireplace and decorative surround and fitted log burner. The large bay window takes full advantage of the glorious views. There are two double bedrooms served by a modern shower room and the kitchen is fitted with a range of modern wall and floor units with integrated SMEG oven and hob. Both the kitchen and shower room have underfloor heating whilst the other rooms have electric panel heaters. The flat also benefits from sealed unit double glazed windows. The seafront is a matter of yards away, whilst local shopping facilities are at the back of The Grand Hotel with restaurants and theatres within easy reach.





## At a Glance:

- Glorious unobstructed sea views
- Prime location just behind Meads seafront
- 24' living rooms
- Two double bedrooms
- Fitted kitchen
- Re-fitted bathroom
- Share of freehold

### Accommodation:

COMMUNAL HALL

FIRST FLOOR

FRONT DOOR

HALL

LIVING ROOM

24'6" (7.47m) x 14'3" (4.34m)

KITCHEN

14'0" (4.27m) x 8'0" (2.44m)

BEDROOM 1

19'0" (5.79m) x 14'0" (4.27m)

BEDROOM 2

16'6" (5.03m) Max x 8" (0.2m)

SHOWER ROOM/WC

COUNCIL TAX

Band C`

EPC:

`F`

LEASE:

TBC (Share of Freehold)

MAINTENANCE:

Approximately £2,950 per annum to include contribution to sinking fund

GROUND RENT:

included in Maintenance

PETS:

with permission from the freeholders

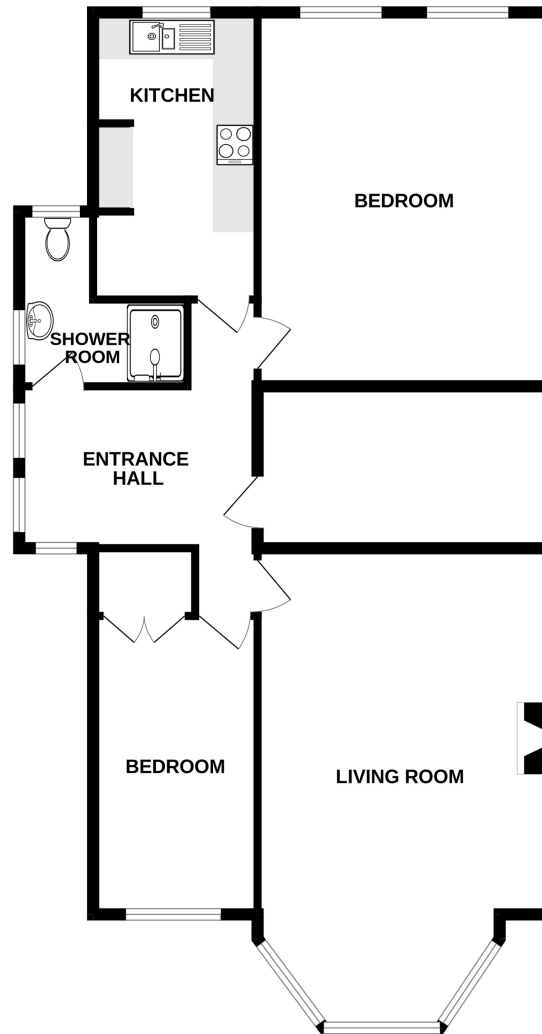
LETTING:

Allowed

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



FIRST FLOOR



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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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.

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