



4c Clive Court, Grand Parade, Eastbourne, BN21 3DD

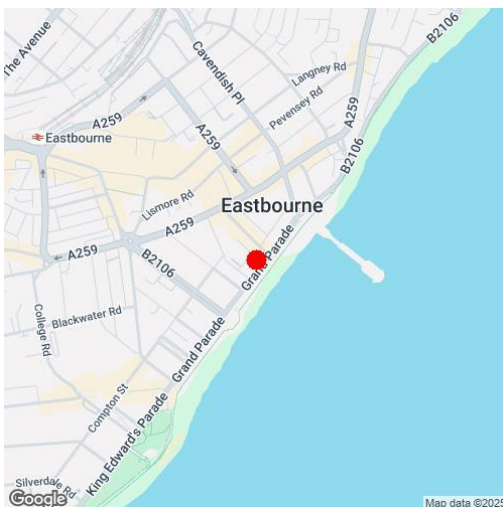
Price £265,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Enviably located on Eastbourne seafront, a well proportioned two bedroom apartment affording truly exceptional uninterrupted views of the sea and Eastbourne Pier. The apartment is situated on the third floor of a small purpose-built development with a splendid 21' x 14' living room opening into an enclosed balcony with full width sliding windows taking full advantage of the spectacular views. The kitchen has a range of matching wall and base units beneath contoured work surfaces with an integrated oven and hob. Both double bedrooms have fitted wardrobes with the principal bedroom having an en-suite bathroom, whilst the second bedroom is served by a shower room accessed from the hall. Although the apartment would benefit from redecoration and some modernisation it forms the basis of a particularly desirable home affording some of the finest sea views available on Eastbourne seafront, with all of the town's amenities within easy reach.





At a Glance:

- Glorious uninterrupted sea views
- Prime seafront location
- Generous living room and sun room
- Two double bedrooms with fitted wardrobes
- Two bath/shower rooms (one en-suite)
- Limited visitors' parking at the rear
- Gas central heating with skirting radiators
- No onward chain

Accommodation:

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LIVING/DINING ROOM

21'0" (6.4m) x 14'0" (4.27m)

ENCLOSED BALCONY

20'6" (6.25m) x 6'4" (1.93m)

KITCHEN

14'10" (4.52m) x 8'11" (2.72m)

MASTER BEDROOM

12'0" (3.66m) x 10'9" (3.28m)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'11" (3.63m) x 10'4" (3.15m)

BATHROOM

OUTSIDE:

VISITOR PARKING

LEASE:

999 years from 1995 (Share of Freehold)

MAINTENANCE:

£1,140 per half year

GROUND RENT:

Nil

PETS:

Not allowed

SUB-LETTING:

Allowed- 6 months minimum

COUNCIL TAX:

Band 'E'

EPC:

'C'

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





Total floor area 107.3 m² (1,155 sq.ft.) approx

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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email