TOWN FLATS

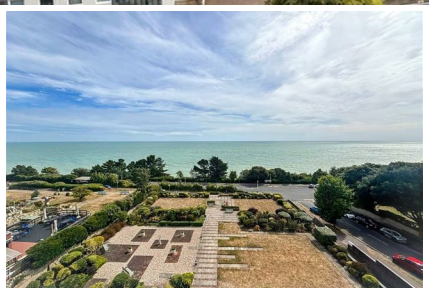
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Leasehold

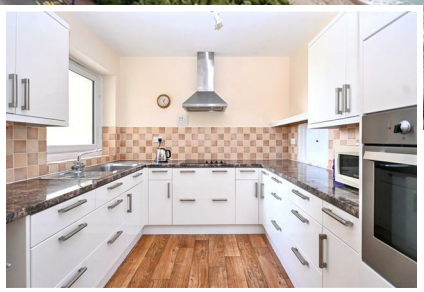
2 Bedroom | 1 Reception | 2 Bathroom

Auction Guide: £140,000









5b South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN

*** AUCTION GUIDE £140,000 ***
INCREDIBLE VALUE, Enjoy Panoramic Sea and Downland Views from This CHAIN FREE Spacious 5th Floor Apartment on Eastbourne's Prestigious Meads Seafront. Set within one of Eastbourne's most iconic and sought after developments, this generously proportioned two bedroom apartment offers breathtaking views of the sea and surrounding downland. Located directly on the Meads seafront, the property benefits from an exclusive concierge service and a private car port. Inside, the apartment features a bright and spacious sitting/dining room that opens onto a wide balcony, which also extends across the master bedroom, perfect for enjoying the coastal scenery. The fitted kitchen comes equipped with an integrated fridge/freezer and there are two bathrooms for added convenience. Double glazing and gas fired central heating are installed throughout, although the property would benefit from some modernisation and refurbishment. Ideally positioned, the apartment offers easy access to the picturesque Holywell beaches, Meads Village shops and the nearby Heritage downland, all within comfortable walking distance. Excellent bus links connect you to the town centre and theatre district, while direct train services to Lewes and London are available from Eastbourne's mainline station.

Leasehold

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£140,000

Main Features

- Fifth Floor Spacious Two Bedroom Apartment Located Directly On Eastbourne Seafront
- Spacious Lounge/Dining Room
- Sun Balcony With Stunning Uninterrupted Views Towards The Sea & South Downs
- En-Suite Shower Room/WC & Further Bathroom/WC
- Undercroft Parking Space
- Concierge Service
- For Sale By Modern Auction – T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction

Entrance
Communal entrance with foyer and concierge service. Stairs and lifts to 5th floor private entrance door to -

Hallway
Radiator. Entryphone handset. Fitted cupboard. Utility room with plumbing & space for washing machine and hot water cylinder.

Lounge
23'10 x 11'5 (7.26m x 3.48m)
Radiator. Serving hatch. Wall lights. Double glazed sliding patio doors to -

Sun Balcony
With stunning uninterrupted views towards the sea and South Downs.

Modern Fitted Kitchen
11'2 x 8'7 (3.40m x 2.62m)
Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cooker hood. Integrated fridge/freezer. Plumbing and space for dishwasher. Part tiled walls. Serving hatch. Double glazed window.

Bedroom 1
15'11 x 11'10 (4.85m x 3.61m)
Radiator. Fitted wardrobe. Double glazed window and doors to sun balcony. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail.

Bedroom 2
13'8 x 12'2 (4.17m x 3.71m)
Radiator. Fitted and built-in wardrobes. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window.

Parking
There is an undercroft parking space.

Other Details
There is a concierge service and extremely well maintained communal gardens to the front of the block.

Council Tax Band = E

EPC = C

AUCTIONEERS COMMENTS:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer
Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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: £3146 half yearly which includes a house manager, building insurance & contribution into reserve fund
Lease: 199 years from 1965. We have been advised of the lease term. we have not seen the lease

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.