Leasehold - Share of Freehold

7D South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN

£325,000








3 Bedroom | 2 Reception | 2 Bathroom

TOWN FLATS

www.town-property.com info@townflats.com 01323 416600

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.

TOWN FLATS

01323 416600

Leasehold - Share of Freehold

3 Bedroom | 2 Reception | 2 Bathroom

£325,000



7D South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN

An impressive three bedroom, two bathroom seventh floor apartment enjoying truly spectacular panoramic views from its elevated position within this sought-after seafront development. The property offers an exceptional outlook, with far-reaching views across the English Channel from the front, stretching from the cliffs around towards Hastings, whilst the rear provides wonderful views across Eastbourne and towards the South Downs. The spacious accommodation includes two reception rooms, a well-proportioned kitchen, two further bedrooms and a modern shower room. The generous principal bedroom benefits from its own en-suite bathroom and direct access onto a sea-facing balcony, providing the perfect spot to enjoy the coastal outlook. Further benefits include a secure underground parking space, share of freehold, concierge service and chain-free status, together with well-maintained communal areas. Situated in the highly sought-after Meads area, the property is ideally positioned for Eastbourne seafront, the town centre, local amenities and excellent transport links.

www.town-property.com info@townflats.com

Leasehold - Share of Freehold

7D South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN

£325,000

Main Features

- Impressive Three Bedroom Seventh Floor Apartment Within The Iconic South Cliff Tower
- Principal Bedroom With En-Suite
- Two Further Bedrooms
- Two Reception Rooms
- Panoramic English Channel & Coastal Views
- Sea Facing Balcony From Principal Bedroom
- Views Across Eastbourne Towards The South Downs
- Secure Underground Parking Space
- Share Of Freehold
- Concierge Service & Chain Free

Entrance
Communal entrance with concierge service. Lift and stairs to 7th floor private entrance door to-

Hallway
Radiator. Three cupboards.

Kitchen
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Gas hob with extractor above. Eye level double oven. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Double glazed window to side aspect.

Dining Room
11'5 x 8'9 (3.48m x 2.67m)
Radiator. Double glazed window to side aspect. Opening to-

Lounge
23'9 x 11'5 (7.24m x 3.48m)
Two radiators. Double glazed window to side aspect and front aspect with wonderful views over Eastbourne Seafront.

Bedroom 1
16'7 x 11'6 (5.05m x 3.51m)
Fitted wardrobes. Door to ensuite. Double glazed door to-

Sun Balcony
13'1 x 3'6 (3.99m x 1.07m)
Glorious views over Eastbourne Seafront.

En Suite Bathroom/WC
Bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Extractor fan. Heated towel rail.

Bedroom 2
12'3 x 10'7 (3.73m x 3.23m)
Radiator. Built in and fitted wardrobes. Double glazed window to rear aspect.

Bedroom 3
11'1 x 7'9 (3.38m x 2.36m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

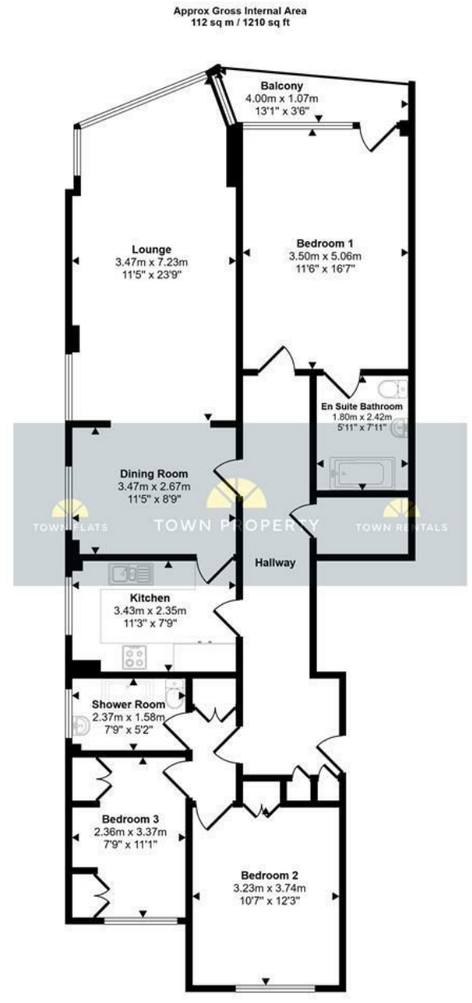
Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to side aspect.

Parking
Secure undercroft allocated parking space.

Outside
There are extremely well maintained communal gardens to the front of the block.

COUNCIL TAX BAND = F

EPC = D



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £6690 per annum and includes water.
Lease: 199 years from 1965. We have been advised of the lease term, we have not seen the lease.

www.town-property.com | E. info@townflats.com | T. 01323 416600

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.