TOWN FLATS

01323 416600

Leasehold - Share of Freehold

3 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£450,000 - £475,000









2 Cliff House, 57 Chesterfield Road, Eastbourne, BN20 7NU

GUIDE PRICE £450,000 TO £475,000
STUNNING SEAFRONT FLAT !!!An extremely well presented 3 bedroom ground floor apartment forming part of this exclusive development on Meads seafront set in stunning lawned communal gardens. Providing spacious and well proportioned accommodation the apartment benefits from 3 double bedrooms, the master having an en-suite bathroom/WC, further luxury refitted bathroom/WC, fitted kitchen and double aspect lounge/dining room. The lounge opens onto a wrap around private patio that opens onto the communal gardens. Further benefits include a garage, share of the freehold, double glazing and gas central heating. Meads High Street is within comfortable walking distance. An internal inspection comes highly recommended.

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Main Features

- Extremely Well Presented Three Bedroom Ground Floor Apartment
- Double Aspect Lounge/Dining Room Opening Onto A Wrap-Around Private Patio
- Fitted Kitchen
- Principal Bedroom With En-Suite Bathroom/WC
- Luxury Refitted Bathroom/WC
- Double Glazing & Gas Central Heating
- Garage With Up & Over Door
- Exclusive Meads Seafront Development Set Within Stunning Lawned Communal Gardens
- Within Comfortable Walking Distance Of Meads Village
- Spacious & Well Proportioned Accommodation Throughout

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway
Radiator. Entryphone handset. Built-in cupboard with hanging rail. Airing cupboard housing hot water cylinder.

Double Aspect Lounge/Dining Room
27'3 x 11'9 (8.31m x 3.58m)
Radiators. Coved ceiling. Television point. Windows to side and rear aspects. Double glazed patio door to -

Wrap-Around Patio
Wrap-around patio to the side & rear opening to the stunning lawned communal gardens.

Fitted Kitchen
11'10 x 8'2 (3.61m x 2.49m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and eye level double oven. Space for fridge/freezer. Plumbing & space for washing machine and dishwasher. Part tiled walls. Tiled floor. Cupboard housing gas boiler. Double glazed window to side aspect.

Bedroom 1
15'9 x 9'9 (4.80m x 2.97m)
Radiator. Coved ceiling. Fitted wardrobes with sliding doors. Further built-in wardrobe. Double glazed window overlooking communal gardens. Door to -

En-Suite Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Part tiled walls. Heated towel rail. Extractor fan.

Bedroom 2
15'9 x 11'2 (4.80m x 3.40m)
Radiator. Coved ceiling. Built-in double wardrobe. Wood effect flooring. Double glazed window to side aspect.

Bedroom 3
9'7 x 9'6 (2.92m x 2.90m)
Radiator. Coved ceiling. Fitted wardrobe with mirrored sliding doors. Further built-in wardrobe. Double glazed window to side aspect.

Modern Refitted Bathroom/WC
Refitted white suite comprising panelled bath with chrome mixer tap and shower attachment. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Low level WC with concealed cistern. Part tiled walls. Heated towel rail. Extractor fan.

Outside
Stunning lawned communal gardens.

Parking
The flat has a garage situated adjacent to the development with an up & over door and visitors parking is available.

EPC = C

Council Tax Band = E

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: £661.80 paid quarterly
Lease: 948 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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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.