TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 2 Bathroom

£275,000

10B South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JW

A beautifully presented tenth floor apartment forming part of the iconic South Cliff Tower, one of Eastbourne's most prestigious seafront developments. Enjoying breathtaking panoramic views across the English Channel, Beachy Head and the coastline from its south facing balcony, this exceptional home has been finished to an outstanding standard throughout. The remarkably spacious accommodation includes an impressive living room opening onto the balcony, a contemporary kitchen with quality integrated appliances and solid oak worktops, and two generous double bedrooms, both with luxurious en-suite shower rooms. The principal bedroom also enjoys direct access to the balcony, allowing you to wake up to uninterrupted sea views every morning. A substantial entrance hall with a walk-in utility/store room further enhances the sense of space and practicality. Residents of South Cliff Tower benefit from a concierge service, passenger lifts, beautifully landscaped communal gardens and secure allocated undercroft parking. Offered to the market chain free, this outstanding apartment combines luxury coastal living with unrivalled convenience, just a short stroll from Meads Village, the award winning seafront promenade, Helen Gardens and the South Downs National Park, while Eastbourne's town centre and mainline railway station remain within easy reach.

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Main Features

- Beautifully Presented 10th Floor Apartment Within The Iconic South Cliff Tower
- 2 Bedrooms
- Spacious Lounge
- Sun Balcony With Stunning Uninterrupted Sea Views
- Modern Fitted Kitchen
- 2 Luxury En-Suite Shower Room/WC's
- Double Glazing & Gas Central Heating
- Secure Underground Parking
- Prestigious Meads Location Close To Meads Village & The South Downs
- CHAIN FREE

Entrance
Communal entrance with concierge service. Lift and stairs to 10th floor private entrance door to -

Hallway
Private entrance door, door entry phone system, two double built-in wardrobes and a walk-in airing cupboard housing the gas boiler and hot water cylinder. The airing cupboard also benefits from a work surface, shelving, lighting and a double glazed window.

Lounge
24'9 x 11'5 (7.54m x 3.48m)
Double glazed balcony doors to the front aspect opening onto the balcony and enjoying direct sea views, together with panoramic views of the South Downs stretching around to Hastings. Wall lights and two radiators.

Sun Balcony
With stunning uninterrupted panoramic sea views from the South Downs and round to Hastings.

Fitted Kitchen
11'5 x 8'6 (3.48m x 2.59m)
Fitted with a comprehensive range of wall and base units with under-unit lighting, block wood work surfaces and a countersunk drainer serving a one and a half bowl sink unit. Integrated appliances include a washing machine, dishwasher, two wine coolers, fridge freezer, double electric oven, electric hob and extractor hood. Radiator. Double glazed window to the rear aspect enjoying far-reaching downland views.

Bedroom 1
16'4 x 11'3 (4.98m x 3.43m)
Radiator. Fitted wardrobe with sliding mirrored doors and fitted drawers. Double glazed window and door to sun balcony. Door to -

En-Suite Shower Room/WC
White suite comprising large shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and drawers under. Tiled walls. Extractor fan. Chrome heated towel rail.

Bedroom 2
13'8 x 12'4 (4.17m x 3.76m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect with views towards the South Downs. Door to -

En-Suite Shower Room/WC
White suite comprising large shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and drawers under. Tiled walls. Chrome heated towel rail. Frosted double glazed window.

Parking
Secure undercroft allocated parking space.

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: £2899 paid half yearly
Lease: 199 years from 1965. We have been advised of the 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.