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**Flat 2 Regency Court, 4-5 South Cliff, Eastbourne, East Sussex, BN20 7AE**  
**Asking Price £235,000 Leasehold - Share of Freehold**

**Situated opposite Eastbourne's seafront - A WELL PRESENTED TWO BEDROOMED LOWER GROUND FLOOR APARTMENT, located in the favoured Meads area. The apartment forms part of a purpose built block and has features that include, own private front door access, spacious accommodation, gas fired central heating, double glazing and the remainder of a 999 year lease. The property is offered to the market chain free and an internal viewing is highly recommended.**



**Regency Court is situated in the highly sought after Meads area of Eastbourne opposite the seafront. Local shops can be found at Meads Village, which is approximately three quarters of a mile distant whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is also approximately three quarters of a mile distant.**

**\* FORMING PART OF A PURPOSE BUILT BLOCK OPPOSITE THE SEAFRONT \* WELL PRESENTED ACCOMMODATION \* OWN PRIVATE ENTRANCE \* SPACIOUS ACCOMMODATION \* LIVING ROOM \* KITCHEN \* TWO BEDROOMS \* BATHROOM \* SEPARATE WC \* COMMUNAL GARDENS \* REMANIDER OF 999 YEAR LEASE AND SHARE OF FREEHOLD \* CHAIN FREE \***



## The accommodation

Comprises:

Private door opening to

### Entrance Hall

Radiator, cupboard housing consumer unit and electric meter, built-in cloaks cupboard, downlighters.

### Living Room

19' x 12' (5.79m x 3.66m)

Radiator, downlighters, outlook to front over communal gardens, wide opening to kitchen.

### Kitchen

15'11 x 8'7 (4.85m x 2.62m)

(Measurements include depth of fitted units and exclude door recess)

Comprises, range of base and wall mounted cupboards, worksurface with upstand and inset single drainer sink unit, space and plumbing for washing machine, Samsung washer/dryer, AEG electric double oven, five ring electric hob with extractor fan over, wall mounted cupboard housing Vaillant gas fired boiler, downlighters, window to front and side, connect door to entrance hall.

### Bedroom 1

14'3 max x 13'3 max (4.34m max x 4.04m max)

(14'3 max reducing to 10'7)

Two built-in wardrobe cupboards, downlighters, outlook to rear over communal gardens.

### Bedroom 2

13'4 x 10'11 (4.06m x 3.33m)

Built-in wardrobe cupboard, radiator, downlighters, outlook to rear over communal gardens.

### Bathroom

Bath with mixer tap and shower attachment, shower screen, wash hand basin, tiled walls, chrome effect electric heated towel rail, radiator, window to side.

### Separate w/c

Low level w/c, pedestal wash hand basin, tiled walls, window to side.

### Communal Gardens

Having lawned areas and various shrubs.

### NB

The block can be approached at the front and rear, there is

stepped access down to lower ground floor at the front of the block and to the rear there are only a couple of steps for access to the lower ground floor level. If the block is entered via there main communal entrance hall there is a lift which provide access to the lower ground floor and there is an exterior door that then provides external level access to the front door of this apartment.

### NB

We are informed by our client of the following,

Terms of Lease 999 years from 25 December 1999.

The sale of will include a share in the company that owns the freehold.

Service Charges: The service charges for half year 1 January to 30 June 2026 are £1,699. We are informed by our client that additional service charges have been levied to cover additional fire safety works to the building. These additional costs will be covered by the sellers. More information is available upon request.

Water Rates: May - November 2025 £6.25

Ground Rent: A peppercorn.

(All details concerning the terms of the lease and outgoing are subject to verification).

### COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

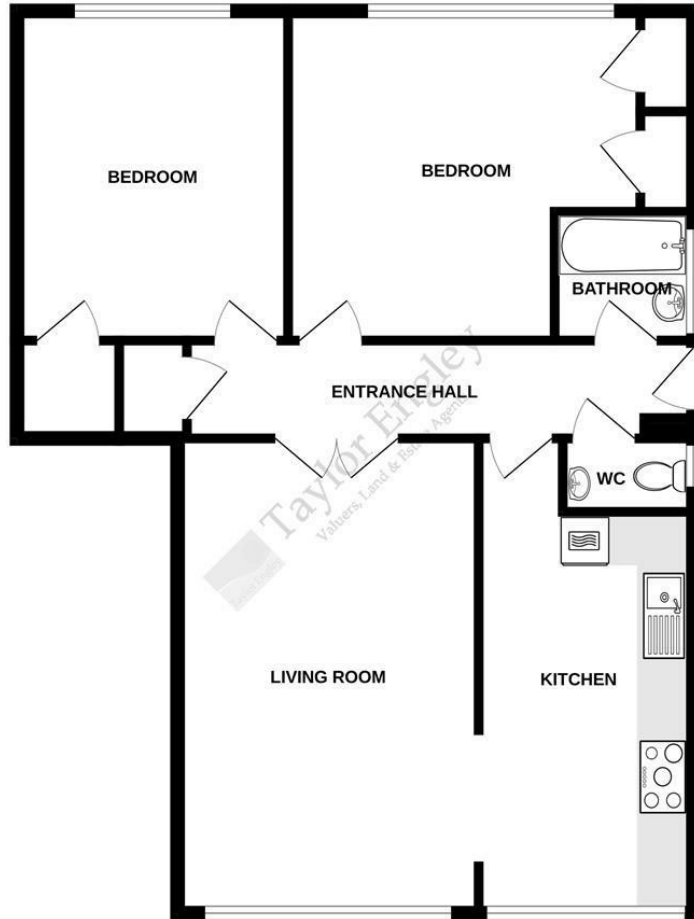
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

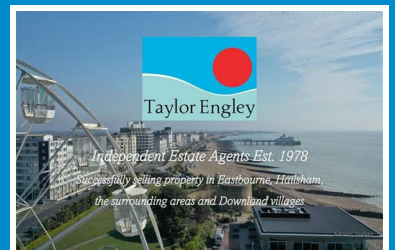
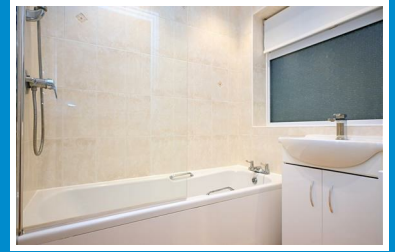


LOWER GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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