



33 Dolphin Court, Cliff Road, Eastbourne, BN20 7XE

Price £340,000 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
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An opportunity to acquire a recently refurbished three bedroom apartment on the third floor of Dolphin Court affording wonderful panoramic views over Helen Gardens to the sea and to The South Downs, available with no onward chain. The apartment was refurbished to a high standard within the last few years including the installation of a new gas central heating system, rewiring and new internal doors. Other benefits include a beautifully appointed fitted kitchen with a range of contemporary wall and base units beneath Corian work surfaces together with a comprehensive range of intergrated Bosch appliances that include a double oven, hob, fridge/freezer, dishwasher and washing machine. The sitting room and principal bedroom are situated at the front of Dolphin Court and together with the balcony all take advantage of the wonderful panoramic sea views. The other two bedrooms and the kitchen enjoy a pleasant outlook over the communal gardens to the South Downs. Dolphin Court is situated just behind Meads seafront within delightful communal gardens with ample residents parking in addition to a garage (no 45).with remote control up and over door. The Meads village shopping facilities are within a few hundred yards with the promenade and seafront literally on the doorstep.







## At a Glance:

- Glorious sea views
- Refurbished within the last few years and appointed to a particularly high standard
- Three double bedrooms
- Balcony
- Beautifully fitted kitchen with integrated Bosch appliances
- Modern shower room with walk-in shower cubicle
- Gas central heating & sealed unit double glazing
- Garage and ample residents' parking
- No onward chain

## Accommodation:

### LIFT & STAIRS TO THIRD FLOOR

### FRONT DOOR

### HALL

### SITTING ROOM

16'8" (5.08m) x 10'6" (3.2m)

### BALCONY

### KITCHEN

10'4" (3.15m) x 9'0" (2.74m)

### BEDROOM 1

16'2" (4.93m) x 12'0" (3.66m)

### BEDROOM 2

14'0" (4.27m) x 10'0" (3.05m)

### BEDROOM 3

10'6" (3.2m) x 10'2" (3.1m)

### SHOWER ROOM/WC

### OUTSIDE

### COMMUNAL GARDENS

### GARAGE

No 45

### RESIDENTS' PARKING

### LENGTH OF LEASE

Approximately 102 years remaining

### GROUND RENT

TBC

### SERVICE CHARGE

£1001 per quarter

### PETS

Not allowed

### SUB-LETTING

Not allowed

### COUNCIL TAX

Band D

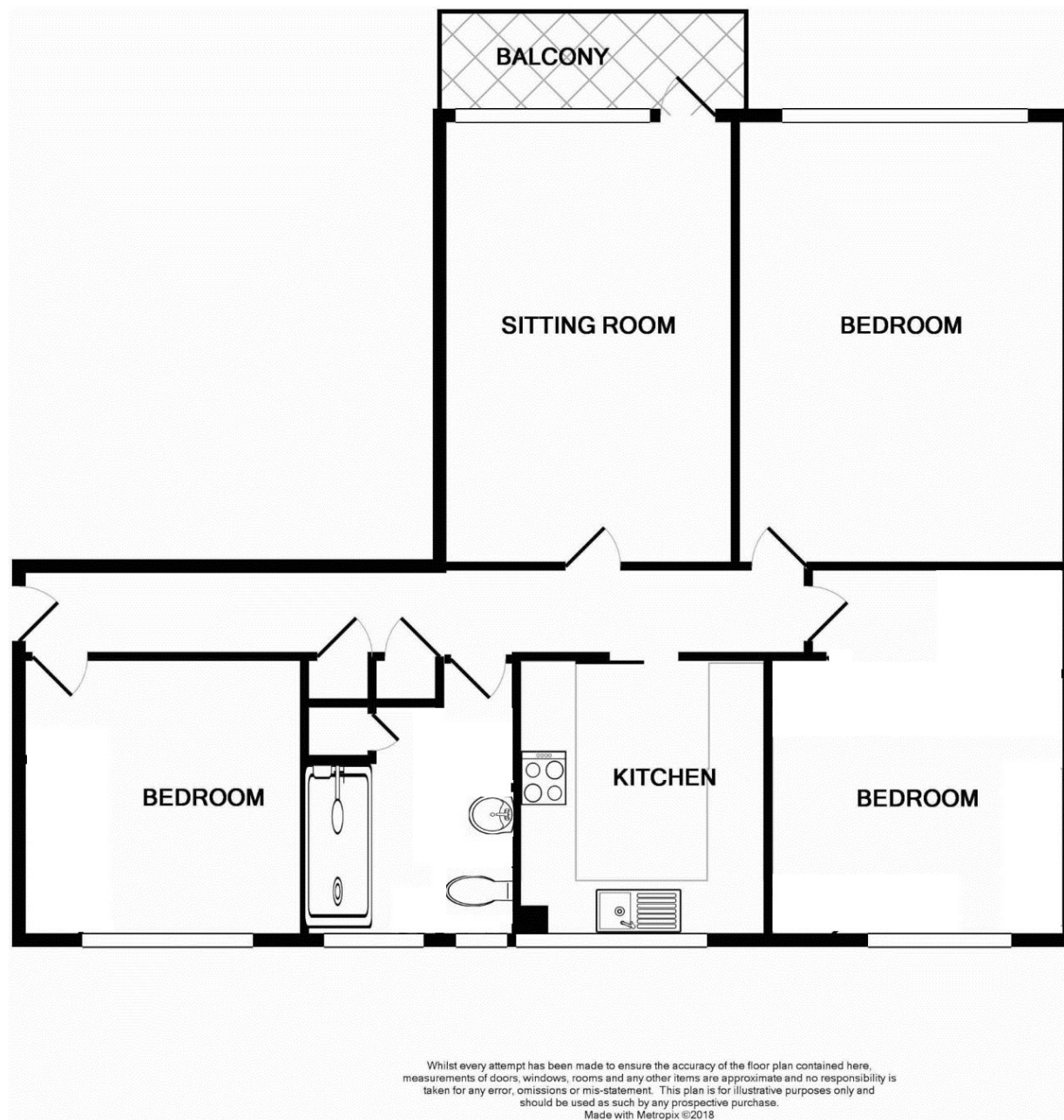
### EPC

Band C

(All details concerning the terms of the Lease & outgoings are subject to verification)







Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS Leaper Stanbrook**

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