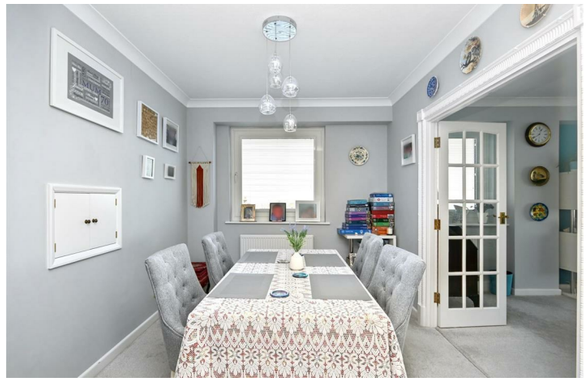
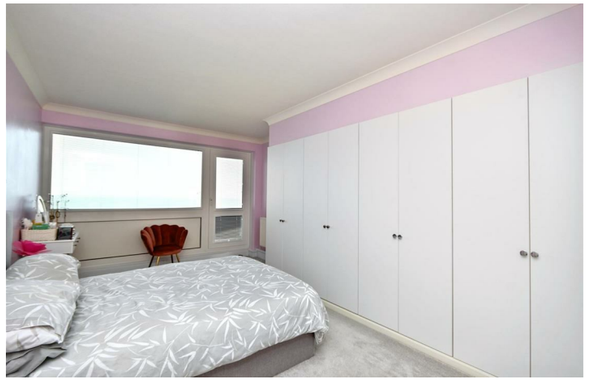
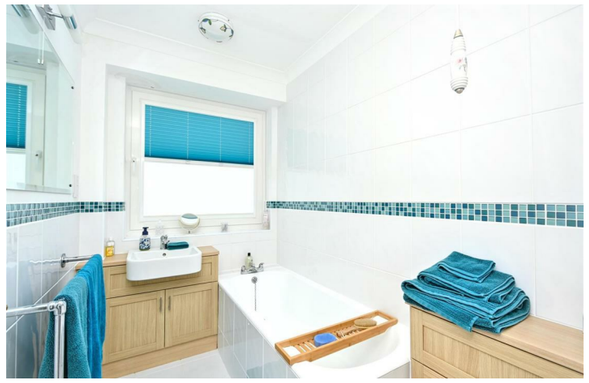
Leasehold - Share of Freehold

9D South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN

Guide Price £350,000 - £375,000



3 Bedroom | 2 Reception | 2 Bathroom

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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.

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9D South Cliff Tower, Bolsover Road, Eastbourne, BN20 7JN

*** GUIDE PRICE £350,000 - £375,000 ***
Occupying a commanding ninth floor position within South Cliff Tower, one of Eastbourne's most iconic seafront landmarks, this impressive three bedroom apartment enjoys truly breathtaking panoramic views stretching from Hastings along the coastline to the South Downs. Positioned at the end of the building, the apartment benefits from windows on three sides, flooding the accommodation with natural light and maximising the spectacular outlook. Offering generous proportions throughout, the property features two reception rooms, two bathrooms and a private balcony from which to fully appreciate the ever changing coastal scenery. Further benefits include a garage and well planned accommodation ideally suited to both permanent residence and luxurious seaside living. South Cliff Tower occupies a prestigious position on Eastbourne's award winning seafront within the highly sought after Meads area, renowned for its elegant surroundings, village atmosphere and proximity to the South Downs National Park. Meads Village, the theatres and town centre amenities are all within comfortable reach, making this a rare opportunity to secure a home in one of Eastbourne's most desirable locations.

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Leasehold - Share of Freehold

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Guide Price
£350,000 - £375,000

Main Features

- Iconic South Cliff Tower
- Ninth Floor Apartment
- Panoramic Sea & Downs Views
- Triple Aspect
- Three Bedrooms & Two Bathrooms
- Two Reception Rooms
- Private Balcony
- Secure Undercroft Parking
- Prestigious Meads Location
- Close To Meads Village & The South Downs

Entrance
Communal entrance with concierge service. Lift and stairs to 9th floor private entrance door to -

Hallway
2 Radiators. 3 Cupboards.

Lounge
23'9 x 11'7 (7.24m x 3.53m)
Radiator. Double glazed windows to front and side aspects. Door to -

Dining Room
11'8 x 8'11 (3.56m x 2.72m)
Radiator. Serving hatch to kitchen. Double glazed window to side aspect.

Fitted Kitchen
11'9 x 8'11 (3.58m x 2.72m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and extractor cooker hood. Eye level electric oven. Plumbing and space for washing machine, dishwasher and fridge/freezer. Radiator. Double glazed window to side aspect.

Bedroom 1
16'8 x 9'1 (5.08m x 2.77m)
Radiator. Fitted wardrobe. Double glazed window and door to balcony with stunning panoramic views towards the sea and South Downs. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

Bedroom 2
12'4 x 10'7 (3.76m x 3.23m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

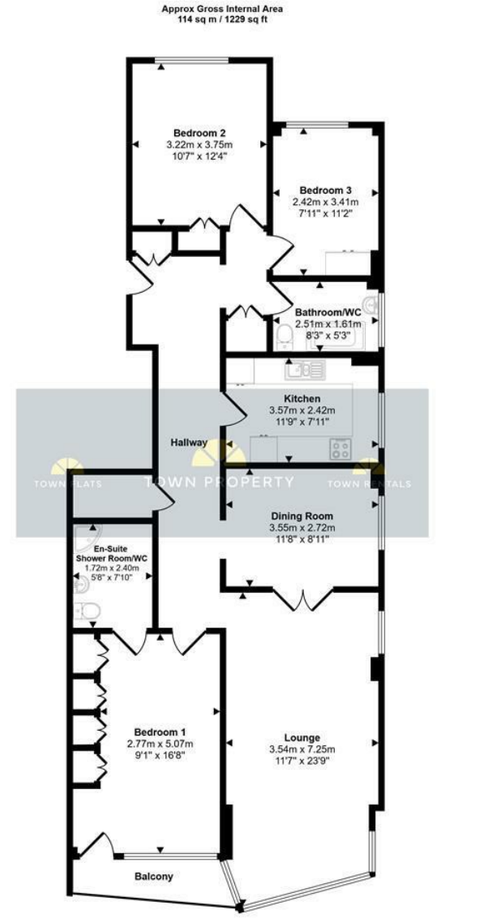
Bedroom 3
11'2 x 7'11 (3.40m x 2.41m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled bath. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to side aspect.

Parking
Secure undercroft allocated parking space.

EPC = C

Council Tax Band = F



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: £3345 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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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.