TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£275,000









50 Dolphin Court, Cliff Road, Eastbourne, BN20 7XF

A 2 bedrooms third floor apartment situated on Meads seafront and benefitting from glorious panoramic views of the sea, South Downs and over the lawned communal gardens to the rear. Being sold CHAIN FREE the flat provides spacious and well proportioned accommodation comprising of 2 double bedrooms, a refitted kitchen with integrated appliances and wet room/WC. The light and airy lounge opens onto the sun balcony that has glorious uninterrupted views over Helen Gardens and of the sea. Further benefits include double glazing, gas central heating lock-up garage and a share of the freehold. With Meads Village with its local shops and eateries being within easy walking distance, an internal inspection comes highly recommended.

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50 Dolphin Court,
Cliff Road,
Eastbourne, BN20 7XF

Leasehold - Share of Freehold

£275,000

Main Features

- Well Presented 3rd Floor Meads Seafront Apartment
- 2 Bedrooms
- Lounge
- Sun Balcony With Stunning Uninterrupted Views Over Helen Gardens Towards The Sea
- Fitted Kitchen With Integrated Appliances
- Modern Wetroom/WC
- Double Glazing & Gas Central Heating
- Garage
- Communal Gardens & Private Storage Room
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway
Radiator. Coved ceiling. 2 built-in storage cupboards. Entryphone handset.

Lounge
15'8 x 11'10 (4.78m x 3.61m)
Radiator. Coved ceiling. Double glazed window and door to -

Sun Balcony
With glorious uninterrupted views over Helen Gardens to the sea.

Fitted Kitchen
10'1 x 8'11 (3.07m x 2.72m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with extractor cooker hood. Eye level microwave and oven. Cupboard housing gas boiler. Integrated fridge/freezer and washing machine. Part tiled walls. Built-in retractable ironing board. Double glazed window to rear aspect with glorious views over the communal gardens and distant views over Eastbourne.

Bedroom 1
13'9 x 9'6 (4.19m x 2.90m)
Radiator. Double glazed window to side aspect with glorious views towards the South Downs.

Bedroom 2
10'1 x 10'0 (3.07m x 3.05m)
Radiator. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Tiled splashback. Coved ceiling. Double glazed window to rear aspect with views over communal gardens.

Modern Wet Room/WC
White suite shower enclosure with wall mounted shower and fixed seat. Low level WC. Wash hand basin. Built-in cupboard with fixed shelving. Part tiled walls. Double glazed window.

Outside
The development is set in wonderful lawned communal gardens.

Parking
There is a garage en-bloc to the rear.

Other Details
The flat also has a lock-up private storage room.

EPC = C

Council Tax Band = C

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: £366 per calendar month including building insurance
Lease: 999 years from 2024

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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.