

# HUNT FRAME

ESTATE AGENTS



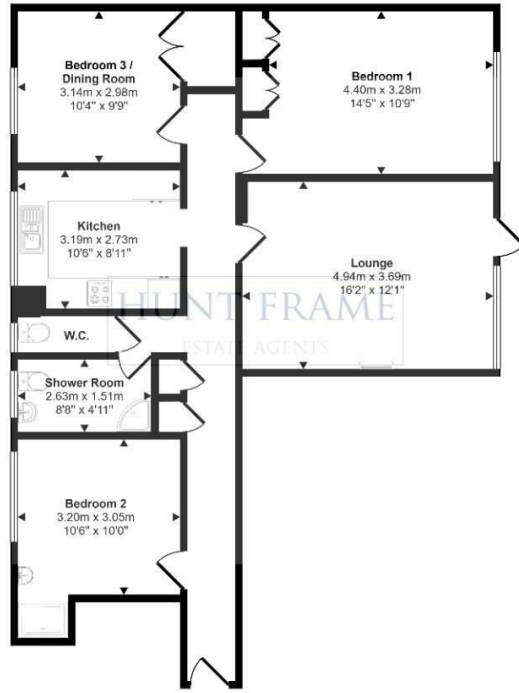
## Dolphin Court Cliff Road

Meads, Eastbourne, BN20 7XF

£325,000

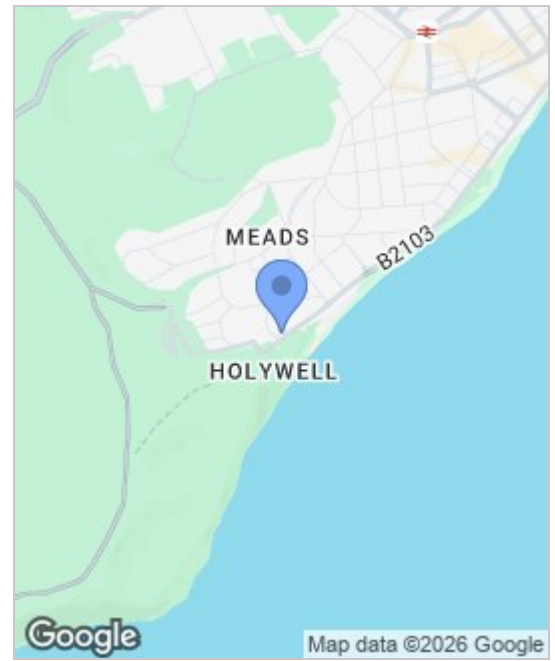


Approx Gross Internal Area  
88 sq m / 949 sq ft



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.



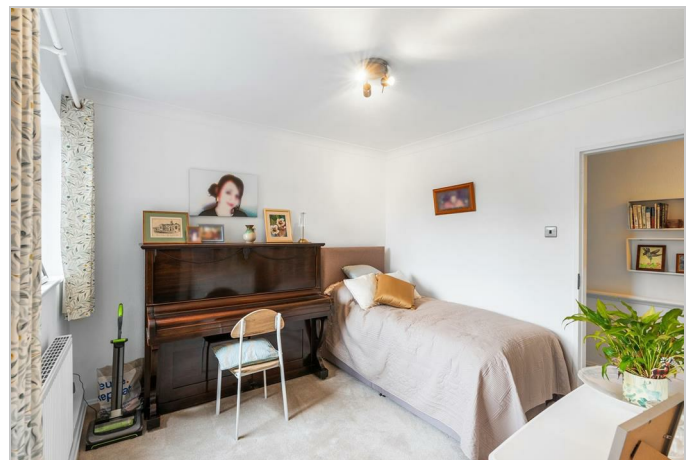
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	65		69
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- SPACIOUS AND BEAUTIFULLY PRESENTED
- DIRECT ACCESS TO COMMUNAL GARDENS
- POPULAR MEADS SEAFRONT LOCATION
- CONVENIENT ACCESS TO MEADS VILLAGE AND SEAFRONT
- VIEWS OVER GARDENS TO THE SEA
- THREE BEDROOMS
- GARAGE AND RESIDENTS/VISITORS PARKING
- GROUND FLOOR
- SHARE OF FREEHOLD
- FITTED KITCHEN WITH INTEGRATED APPLIANCES

Occupying a prime location on the SEAFRONT within 1/4 mile of MEADS VILLAGE, this spacious and well presented purpose-built apartment offers THREE BEDROOMS, a modern shower room and separate cloakroom, fitted kitchen with integrated appliances and the living room has direct access to the communal gardens and views to the sea. There is also an ensuite shower enclosure, and a SHARE OF THE FREEHOLD, as well as a GARAGE and residents and visitors parking.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.