

Dolphin Court Cliff Road,Eastbourne BN20 7XF

fox & sons

welcome to

Dolphin Court Cliff Road, Eastbourne

Dolphin Court is a highly regarded purpose-built development positioned along Eastbourne's desirable western seafront. Step outside to enjoy strolls through Helen Gardens or along the promenade, while Eastbourne town centre and the mainline railway station are just a short drive or bus journey away.













Communal Entrance

Entrance Hall

Lounge
16' 2" x 11' 11" (4.93m x 3.63m)

Kitchen
10' 5" max x 8' 11" max (3.17m max x 2.72m max)

Bedroom One
13' 10" max x 9' 10" max (4.22m max x 3.00m max)

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- PURPOSE BUILT FLAT
- SEAFRONT FACING
- MEADS LOCATION
- CHAIN-FREE
- GARAGE EN BLOC

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: 4392.00
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.

£210,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121668

The Property Ombudsman

Property Ref:
EBN121668 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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