



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom

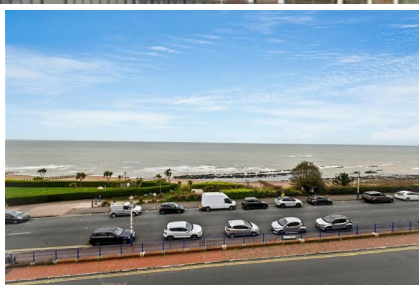
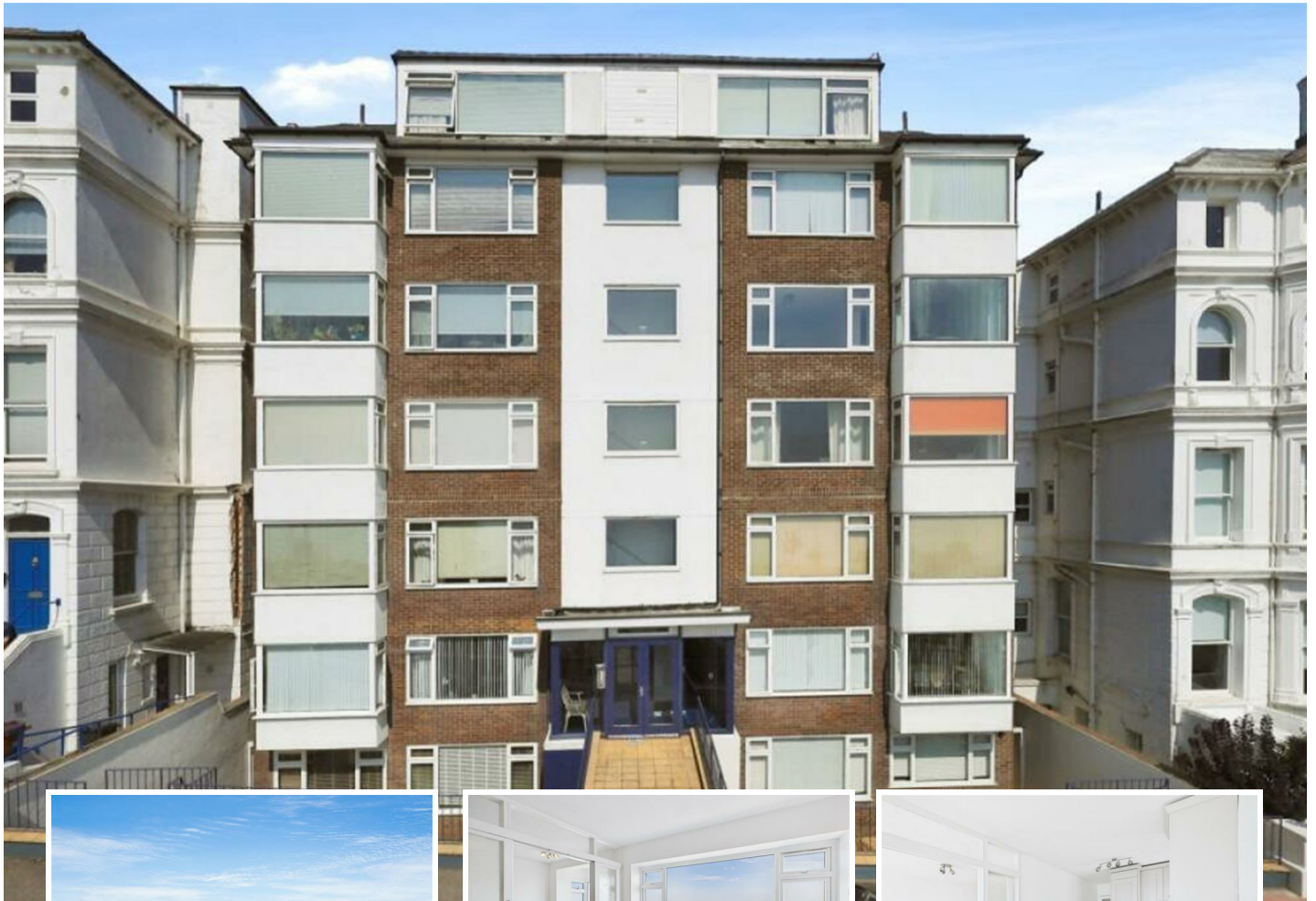


1 Reception



1 Bathroom

## £260,000



## 10 Regency Court, 4-5 South Cliff, Eastbourne, BN20 7AE

\*\*\* GUIDE PRICE £260,000 TO £280,000 \*\*\*

An exceptionally spacious two double bedroom apartment enjoying panoramic views across the South Coast. Recently refurbished to a high specification, the property offers stylish and contemporary living throughout. Further benefits include lift access and well-maintained communal gardens. Ideally positioned within close proximity to Eastbourne's seafront, theatres, shops, restaurants, and the mainline train station, the apartment is perfectly suited for both convenience and lifestyle. Offered to the market chain free and with a share of the freehold, this is a superb opportunity to acquire a beautifully presented coastal home.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

10 Regency Court  
4-5 South Cliff  
Eastbourne, BN20 7AE

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£260,000

### Main Features

- Exceptionally Spacious Two Bedroom, Third Floor Apartment
- Stunning Panoramic Views Of The Sea
- Refurbished To A High Specification Throughout
- Stylish, Contemporary Interior With Modern Finishes
- Bright & Airy Living Spaces Ideal For Entertaining
- Lift Access For Added Convenience
- Well Maintained Communal Gardens
- Prime Location Near Seafront, Theatres, Shops & Restaurants
- Walking Distance Of Eastbourne Town Centre
- CHAIN FREE With Share Of Freehold

### Entrance

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

### Hallway

Radiator. 2 storage cupboards.

### Lounge

18'8 x 11'11 (5.69m x 3.63m )

Radiator. Entryphone handset. Double glazed window to front aspect with stunning views towards the sea. Sliding doors opening to -

### Fitted Kitchen/Dining Room

18'9 x 9'0 (5.72m x 2.74m)

Range of modern fitted wall and base units. Quartz worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Integrated fridge/freezer and dishwasher. Luxury vinyl tile flooring. Double glazed window to side aspect and further bay window to front aspects with stunning views towards the sea.

### Bedroom 1

14'8 x 13'6 (4.47m x 4.11m )

Radiator. Built-in wardrobes. Double glazed window to rear aspect.

### Bedroom 2

13'6 x 10'11 (4.11m x 3.33m)

Radiator. Double glazed window to rear aspect.

### Modern Bathroom

Suite comprising panelled bath with chrome mixer tap, wall mounted shower and shower screen. Wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Double glazed window.

### Separate Cloakroom

Low level WC. Wash hand basin with mixer tap. Double glazed window.

### Outside

Lawned communal gardens.

EPC = C

Council Tax Band = E

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: Peppercorn**

**Maintenance: Details on request**

**Lease: 973 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

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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.