

6c South Cliff Tower,
Bolsover Road,
Eastbourne, BN20 7JN

Leasehold - Share of Freehold

£279,950



2 Bedroom 1 Reception 2 Bathroom



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www.town-property.com info@townflats.com

01323 416600

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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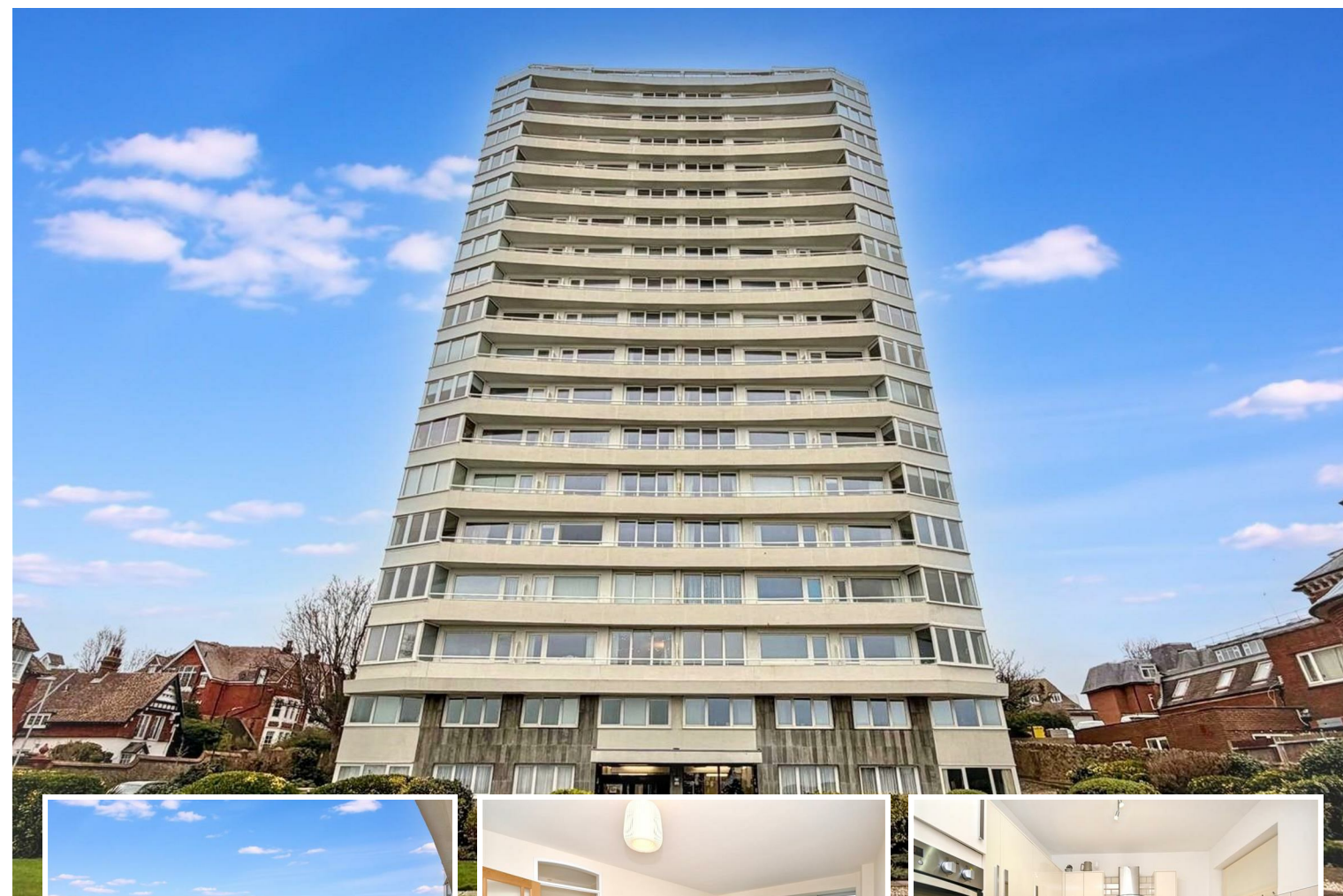


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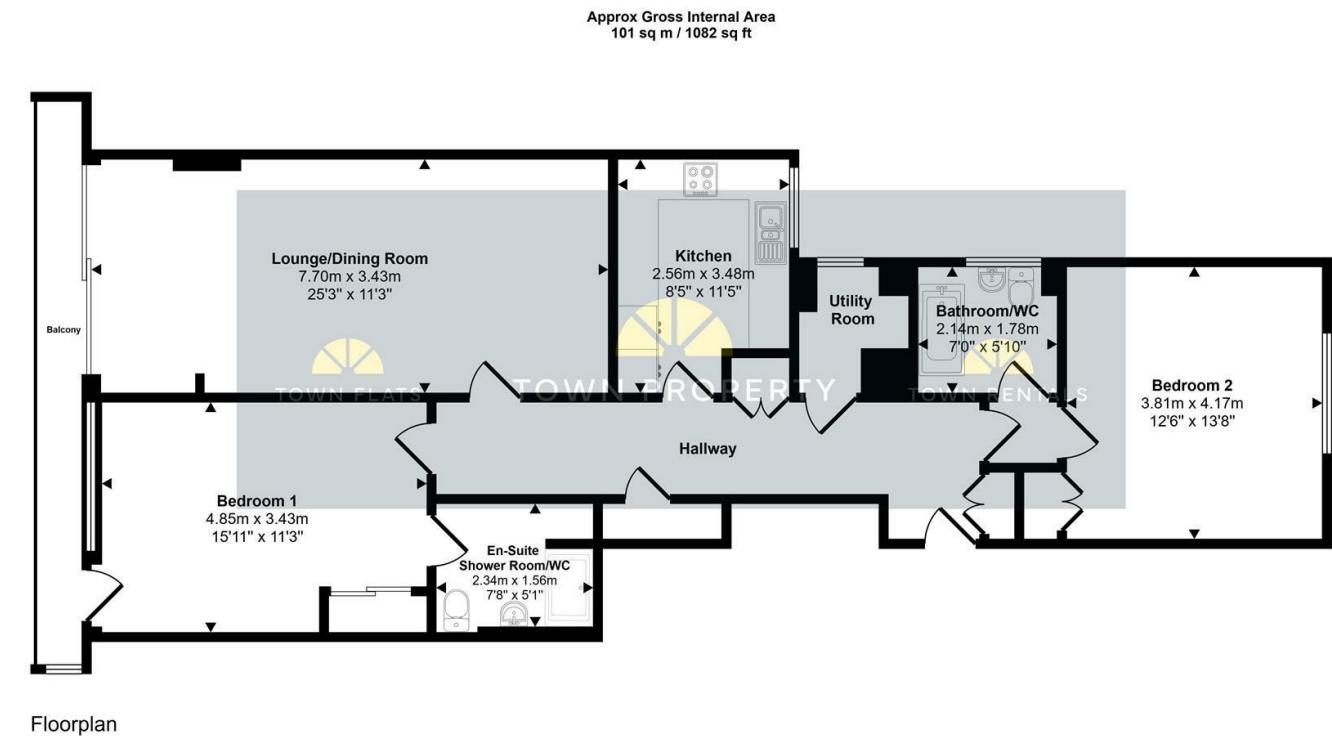
Set within South Cliff Tower, a purpose built seafront development, this immaculate sixth floor apartment is located in the highly sought after area of Meads and benefits from lift access. The property enjoys breathtaking sea and cliff-line views to the front, with far reaching Downlands views to the rear. Finished to an exceptional standard throughout, the apartment offers two well proportioned double bedrooms with fitted wardrobes, including a principal bedroom with en-suite shower room and direct access to the balcony. The kitchen, bathroom and en-suite are all very modern, creating a sleek, pristine interior that is truly turnkey and ready to move into. South Cliff Tower offers a concierge service for added convenience and security, and the apartment includes a secure, gated undercroft parking space. The location is ideal for coastal walks along the promenade and provides easy access to the surrounding countryside, including the South Downs and the iconic Seven Sisters. Offered CHAIN FREE, this superb sixth floor apartment combines luxury seafront living with an enviable position in one of Eastbourne's most desirable residential areas.

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Main Features	Entrance Communal entrance with concierge service and lift to 6th floor private entrance door to -
• Immaculately Presented Seafront Apartment	Hallway Radiator. Multiple cupboards.
• 2 Bedrooms	Lounge/Dining Room 25'3 x 11'3 (7.70m x 3.43m) Radiator. Fitted bookcase and storage. Double glazed balcony doors to -
• 6th Floor	
• Lounge/Dining Room	
• Sun Balcony With Stunning Views Towards The Sea & South Downs	Sun Balcony With stunning panoramic views towards the sea and South Downs.
• Fitted Kitchen	Fitted Kitchen 11'5 x 8'5 (3.48m x 2.57m) Range of fitted wall and base units. Under unit lighting. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and extractor cooker hood above. 'Eye' level double electric oven. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Double glazed window to rear aspect.
• En-Suite Shower Room/WC	
• Modern Bathroom/WC	Utility Room Plumbing and space for washing machine. Boiler. Double glazed window to side aspect.
• Allocated Undercroft & Gated Parking Space	
• CHAIN FREE	Bedroom 1 15'11 x 11'3 (4.85m x 3.43m) Radiator. Fitted wardrobe. Double glazed window to front aspect. Double glazed door to sun balcony. Door to - En-Suite Shower Room/WC Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Bedroom 2 13'8 x 12'6 (4.17m x 3.81m) Radiator. Fitted wardrobe. Double glazed window to the rear with views of the South Downs. Modern Bathroom/WC Suite comprising panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Double glazed window to side aspect. Outside Park like communal gardens. Parking Allocated undercroft and gated parking space. 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: N/A
Maintenance: £3000 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.