



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£250,000 - £275,000



Flat 3 Regency Court, South Cliff, Eastbourne, BN20 7AE

*** GUIDE PRICE £250,000 - £275,000 ***

Situated in the highly sought after South Cliff area, this beautifully presented two bedroom hall floor apartment offers an exceptional opportunity to enjoy coastal living at its finest. Located within the prestigious Regency Court, this spacious property combines period charm with modern comfort in a prime location. Step inside to discover a generous living room, filled with natural light and offering a serene space to relax and unwind. The large kitchen/breakfast room is a true highlight, boasting ample room for dining and enjoying morning sunshine, with a delightful outlook and partial sea views. Both bedrooms are well proportioned doubles, ideal for a variety of lifestyles - whether you need guest accommodation, a home office, or simply extra space. The apartment also benefits from well maintained communal gardens, perfect for enjoying the outdoors without the upkeep.

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

Flat 3 Regency Court, South Cliff,
Eastbourne, BN20 7AE

Guide Price
£250,000 - £275,000

Main Features

- Purpose Built Flat
- Ground Floor
- 2 Double Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Shower Room & Separate WC
- Wonderful Sea Views
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Private ground floor entrance door to-

Hallway

Entry phone system. Built in cupboard with store cupboard above. Built in cupboard with fixed shelving and store cupboard above.

Lounge

Carpet. Radiator. Feature fireplace. Wall lights. Double glazed window to front aspect with far reaching sea views.

Kitchen/Breakfast Room

Fitted range of white high gloss wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker. Space and plumbing for washing machine and dishwasher. Extractor hood. Wall mounted gas boiler. Larder cupboard. Double glazed box window with sea views.

Bedroom 1

Carpet. Radiator. Built in wardrobes and overhead storage. Double glazed window.

Bedroom 2

Carpet. Radiator. Built in wardrobes and overhead storage. Double glazed window.

Shower Room

Walk in shower cubicle with wall mounted shower. Pedestal wash hand basin. Heated towel rail. Frosted double glazed window.

Separate WC

Low level WC. Pedestal wash hand basin. Part tiled walls. Frosted double glazed window.

EPC = C

COUNCIL TAX BAND = D

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: £2632 per annum. £1316 paid half yearly, inclusive of water rates.

Lease: 972 years remaining. We have been advised of the remaining lease term, we have not seen the lease.

www.town-property.com | E. info@townflats.com | T. 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.