



# TOWN FLATS

f X

01323 416600

Leasehold - Share of Freehold

3 Bedroom

1 Reception

1 Bathroom

# £340,000



## 39 Dolphin Court, Cliff Road, Eastbourne, BN20 7XF

A beautifully presented ground floor seafront apartment in the highly sought after Meads area, offering far reaching sea and South Downs views. The property features three double bedrooms, a modern kitchen with integral appliances, a spacious lounge with fireplace and direct access to well kept communal gardens, two shower rooms plus an additional cloakroom, garage en bloc, communal parking, gas central heating, double glazing and a share of the freehold. Ideally located close to the seafront, Meads Village shops, bus routes and excellent transport links, this exceptional coastal home combines space, comfort and a prime setting.

## Main Features

- Well Presented Seafront Apartment
- 3 Bedrooms
- Hall Floor
- Lounge Leading To Communal Gardens
- Fitted Kitchen
- Modern Shower Room/WC
- Separate Cloakroom
- Bedroom 2 With Shower Cubicle
- Garage En-Bloc
- Residents Parking Facilities

### Entrance

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

### Hallway

Two built in storage cupboards, one housing meters. Radiator. Carpet. Entryphone system. Coved ceiling.

### Lounge

16'0" x 11'11 (4.88m x 3.63m )

Electric fireplace. Carpeted. Coved ceiling. Double glazed window and door to front with sea views and leading into the communal gardens.

### Fitted Kitchen

10'3" x 9'1 (3.12m x 2.77m )

Laminate flooring and partially tiled walls. Fully fitted with a range of white gloss wall and base units housing integral fridge/freezer and washing machine. Built in eye level electric oven. Grey work surfaces with inset 4 burner electric hob with fitted cooker hood and composite sink and drainer unit with mixer taps. Double glazed window to rear aspect.

### Bedroom 1

14'1" x 10'5 (4.29m x 3.18m )

Built in wardrobes. Coved ceiling. Carpeted. Radiator. Double glazed window to front.

### Bedroom 2

10'2" x 9'11 (3.10m x 3.02m )

Shower cubicle with tiled enclosure and wash hand basin set within vanity unit with tiled splashback. Carpeted. Radiator. Coved ceiling. Double glazed window to rear.

### Bedroom 3

10'4" x 9'10 (3.15m x 3.00m )

Built in wardrobes. Carpeted. Radiator. Double glazed window to rear.

### Shower Room/WC

Modern suite compromising of shower cubicle, wash hand basin set within vanity unit and W.C. with concealed cistern. Fully tiled walls and laminate flooring. Chrome towel rail. Double glazed opaque window to rear.

### Separate Cloakroom

Low level WC. Radiator. Double glazed opaque window to rear. Vinyl flooring. Part tiled walls.

### Outside

Communal gardens.

### Parking

Garage en-bloc (No. 17) single garage with up & over door and light. There is also residents parking

### EPC = D

### 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: Awaiting confirmation**

**Maintenance: £4281.84 per annum**

**Lease: 99 years remaining. We have been advised of the remaining lease term, we have not seen the lease**