



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

 2 Bedroom  1/2 Reception  2 Bathroom

£350,000



5B Clive Court, 24 Grand Parade, Eastbourne, BN21 3DD

Unrivalled views out to sea and towards Beachy Head and Hastings can be enjoyed from the fifth floor of this purpose apartment with arguably the best seafront views in Eastbourne. Having two generous double bedrooms where the master has an en suite bathroom/wc and the second bedroom boasts a foldaway bed. There is a fitted kitchen/breakfast room with some integrated appliances and Corian worktops and the 'L' shaped sitting/dining room offers comfortable living and opens up onto the large terrace/balcony which is the outstanding feature. Being sold CHAIN FREE, an excellent opportunity exists to create a stylish and modern apartment with a programme of refurbishment and redecoration. The newly opened Victoria Place shopping parade, Victorian Pier and immaculate seafront can all be enjoyed within close walking distance, whilst the Beacon shopping centre and mainline railway station with direct trains to London are also close by.

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24 Grand Parade,
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Main Features

- Spacious Seafront Apartment
- 2 Bedrooms
- Sitting/Dining Room
- Large Balcony/Terrace With Stunning Views Towards The Sea
- Fitted Kitchen/Breakfast Room
- En-Suite Bathroom/WC
- Shower Room/WC
- Double Glazing & Gas Central Heating
- Parquet Flooring Throughout (Under Carpet)
- CHAIN FREE

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

Entrance Hallway
Coats and storage cupboards.

Sitting/Dining Room
22'8 x 22'10 (6.91m x 6.96m)
Sitting Room Area: Marble fireplace with surround & mantel above. Skirting heating. Carpet. Double glazed window to front aspect. Sliding double glazed doors to -

Large Balcony/Terrace
23'2 x 6'2 (7.06m x 1.88m)
With far reaching costal and sea views. Tiled floor.

Dining Area
Skirting heating. Airing cupboard.

Fitted Kitchen/Breakfast Room
14'0 x 9'2 (4.27m x 2.79m)
Range of units comprising bowl and a half single drainer sink unit with mixer tap. Corian worktop with drainer and extensive range of cupboards and drawers under. Inset four ring electric hob and electric oven under. Space for fridge/freezer. Plumbing and space for washing machine and dishwasher. Concealed gas boiler. Range of wall mounted units and extractor. Tiled floor. Double glazed window to front aspect.

Bedroom 1
13'2 x 11'4 (4.01m x 3.45m)
Built-in wardrobe. Carpet. Skirting heating. Double glazed window to front aspect.

En-Suite Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Wash hand basin set in vanity unit. Low level WC. Bidet. Radiator. Tiled floor. Tiled walls.

Bedroom 2
12'1 x 11'3 (3.68m x 3.43m)
Built-in wardrobe. Carpet. Fold away bed. Skirting heating. Double glazed window to front aspect.

Shower Room/WC
Suite comprising large shower cubicle with wall mounted shower. Wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Tiled walls. Tiled floor. Radiator.

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: £1683 paid half yearly
Lease: 999 years from 1995. We have been advised of the 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.