



# TOWN FLATS



01323 416600

4c South Cliff Tower, Bolsover Road,  
Eastbourne, BN20 7JN

Leasehold



2 Bedroom



1 Reception



2 Bathroom

## £270,000



GUIDE PRICE £270,000 TO £290,000. Enjoy Panoramic Sea and Downland Views from This Spacious 4th Floor Apartment on Eastbourne's Prestigious Meads Seafront. Set within one of Eastbourne's most iconic and sought-after developments, this generously proportioned two bedroom apartment offers breathtaking views of the sea and surrounding downland. Located directly on the Meads seafront, the property benefits from an exclusive concierge service and a private car port. Inside, the apartment features a bright and spacious sitting/dining room that opens onto a wide balcony, which also extends across the master bedroom, perfect for enjoying the coastal scenery. The fitted kitchen comes equipped with integrated appliances and there are two bathrooms for added convenience. Double glazing and gas fired central heating are installed throughout, although the property would benefit from some modernisation and refurbishment. Ideally positioned, the apartment offers easy access to the picturesque Holywell beaches, Meads Village shops and the nearby Heritage downland, all within comfortable walking distance. Excellent bus links connect you to the town centre and theatre district, while direct train services to Lewes and London are available from Eastbourne's mainline station.

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## Main Features

- Well Presented Apartment

Located Directly On  
Eastbourne Seafront

- 2 Bedrooms

- Fourth Floor

- Sitting/Dining Room

- Sun Balcony With Stunning

Uninterrupted Views  
Towards The Sea & South  
Downs

- Fitted Kitchen

- En-Suite Bathroom/WC &  
Further Shower Room/WC

- Car Port

- Concierge Service

- CHAIN FREE

### Entrance

Communal entrance with foyer and concierge service. Stairs and lifts to fourth floor private entrance door to -

### Hallway

Radiator. Store cupboards. Large walk-in boiler/airing cupboard housing gas boiler. Linen cupboard. Carpet.

### Sitting/Dining Room

24'3 x 11'4 (7.39m x 3.45m )

Radiator. Carpet. Double glazed window and sliding doors to -

### Sun Balcony

With stunning uninterrupted views towards the sea and South Downs.

### Fitted Kitchen

11'0 x 8'0 (3.35m x 2.44m )

Range of units comprising bowl and a half bowl single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring hob has hob and 'eye' level oven & grill . Integrated dishwasher, washing machine and fridge/freezer. Range of wall mounted units. Radiator. Double glazed window to rear aspect.

### Bedroom 1

15'9 x 11'3 (4.80m x 3.43m )

Radiator. Carpet. Double glazed window and double glazed door to front facing sun balcony. Door to -

### En-Suite Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Shaver point. Radiator. Part tiled walls. Carpet.

### Bedroom 2

13'11 x 12'4 (4.24m x 3.76m )

Radiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect.

### Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Carpet. Frosted double glazed window. (Can be an en-suite if the outer hallway door is closed).

### Parking

Car Port (No. 10) is included.

### Other Details

There is a concierge service and communal gardens to the front of the block.

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: £3146 half yearly which includes a house manager, building insurance and contribution into reserve fund**

**Lease: 199 years from 1965. 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.