



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## £300,000



2 Bedroom



1 Reception



2 Bathroom



## 5c Clive Court, Grand Parade, Eastbourne, BN21 3DD

\*\*\*GUIDE PRICE £300,000 TO £320,000\*\*\*

**SEAFRONT APARTMENT FANTASTIC VALUE!** An extremely spacious 5th floor apartment situated directly on Eastbourne's picturesque seafront with stunning panoramic sea views. Being sold **CHAIN FREE** and with a share of the freehold the flat benefits from 2 double bedrooms, one with an en-suite bathroom/WC, further shower room/WC, fitted kitchen and spacious lounge which lead to the enclosed sun room with uninterrupted sea views that are arguably the finest in Eastbourne. The flat also benefits from a **BRAND NEW GAS BOILER**. Eastbourne mainline railway station and Beacon shopping centre are within easy walking distance. An internal inspection comes highly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

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Grand Parade,  
Eastbourne, BN21 3DD

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## Main Features

- Spacious Seafront Apartment With Stunning Uninterrupted Panoramic Sea Views
- 2 Bedrooms
- Fifth Floor
- Lounge
- Sun Room With Views Of The Sea
- Kitchen
- En-Suite Bathroom/WC
- Shower Room/WC
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs and lift to 5th floor private entrance door to -

## Hallway

Entryphone handset. Coved ceiling. Fitted cupboards and overhead storage. Further cupboard with hanging rail.

## Spacious Lounge

21'4 x 13'8 (6.50m x 4.17m )  
Coved ceiling. Patio doors to -

## Sun Room

20'3 x 5'10 (6.17m x 1.78m)  
Providing stunning panoramic sea views.

## Kitchen

15'1 x 9'7 (4.60m x 2.92m )  
Range of fitted wall and base units. Worktop with inset 2 bowl single drainer sink unit and mixer tap. Cooker point. Space for upright fridge/freezer. Part tiled walls. Airing cupboard housing hot water cylinder. Double glazed window.

## Bedroom 1

11'11 x 10'9 (3.63m x 3.28m )  
Fitted wardrobes. Double glazed window to rear aspect. Door to -

## En-Suite Bathroom/WC

Coloured suite comprising panelled bath. Low level WC. Bidet. Pedestal wash hand basin. Tiled walls. Frosted double glazed window.

## Bedroom 2

12'2 x 10'2 (3.71m x 3.10m)  
Coved ceiling. Built-in wardrobes. Double glazed window to rear aspect.

## Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Radiator. Tiled walls.

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: £1683.75 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.