TOWN FLATS

01323 416600

Leasehold - Share of Freehold

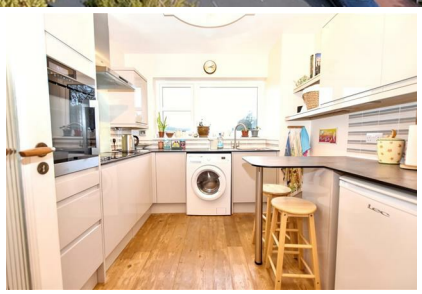
2 Bedroom | 1 Reception | 1 Bathroom

£210,000









41 Dolphin Court, Cliff Road, Eastbourne, BN20 7XF

A well presented two bedroom raised ground floor apartment forming part of this highly regarded development, enviably located in close proximity to Eastbourne's prestigious Meads seafront. The property is ideally positioned for Meads High Street, offering a range of local shops and amenities and the picturesque Helen Gardens, with its direct access to the seafront and scenic coastal walks. The apartment features a bright and spacious lounge/dining room which opens directly onto the well maintained communal gardens, providing an attractive outlook and an excellent space for both relaxation and entertaining. Additional accommodation comprises 2 generous double bedrooms, a refitted kitchen and a bathroom with WC. Further benefits include double glazing, part parquet flooring, and a well maintained interior throughout. The flat enjoys the advantage of an extended lease term and comes with a lock-up garage, residents' parking and use of the communal gardens. Offered to the market CHAIN FREE, this desirable apartment represents an excellent opportunity in one of Eastbourne's most sought after locations. An internal inspection is highly recommended to fully appreciate the setting, space and overall appeal of the property.

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Leasehold - Share of Freehold

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£210,000

Main Features

- Well Presented Seafront Apartment
- 2 Bedrooms
- Upper Ground Floor
- Lounge/Dining Room With Direct Access To Communal Gardens
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Garage & Further Residents Parking
- Communal Gardens
- CHAIN FREE

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

Hallway
Radiator. Entryphone handset. Spotlights. 2 built-in cupboards.

Lounge/Dining Room
15'9 x 11'7 (4.80m x 3.53m)
Radiator. Herringbone flooring. Double glazed window to front aspect and double glazed door with steps down to the communal gardens.

Fitted Kitchen
10'4 x 9'0 (3.15m x 2.74m)
Range of contemporary wall and base units. Worktop with breakfast bar and inset single drainer sink unit with mixer tap. Inset AEG ceramic hob with glass splashback and extractor cooker hood above. 'Eye' level AEG oven. Plumbing and space for washing machine. Space for fridge/freezer. Cupboard housing Worcester boiler (under British Gas service agreement). Pantry cupboard. Radiator. Double glazed window to rear aspect.

Bedroom 1
13'7 x 9'4 (4.14m x 2.84m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
9'11 x 9'10 (3.02m x 3.00m)
Radiator. Double glazed window to side aspect.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and wall mounted shower. Low level WC. Wash hand basin set in vanity unit with cupboard under and mixer tap. Airing cupboard. Part tiled walls. Tiled floor. Heated towel rail. Frosted double glazed window.

Outside
There are well maintained communal gardens.

Parking
Garage (No. 10) with up & over door. There is also residence parking available on a first come first served basis.

Council Tax Band = C

EPC = 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: Peppercorn
Maintenance: £366 per calendar month including building insurance
Lease: 999 years from 2023. 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.