



A stunning seafront apartment situated on the ground floor of this well maintained block. With three double bedrooms, far reaching views towards the sea & The South Downs, lounge which leads onto the pretty communal gardens, two showers, modern kitchen with integral appliances, garage en bloc, communal parking, as well as a share of the freehold, double glazing & gas central heating, this peaceful retreat by the sea is not to be missed!

Guide Price £350,000 to £365,000

Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



Flat 39 Dolphin Court, Cliff Road, Meads, Eastbourne, East Sussex, BN20 7XF

Surridge Mison
ESTATES

Being beautifully presented throughout with plenty of space & natural light, you enter through the communal entrance which has stairs and a lift to the ground floor. Into the large entrance hall, which has two built in storage cupboards. The first room you enter is bedroom two, which has a fitted shower cubicle and wash hand basin. There is a further modern shower room, as well as an additional cloakroom. The lounge has a fireplace, and leads onto the communal gardens, as well as having views towards the sea. The kitchen is modern, fully fitted with a range of wall and base units, and housing integral appliances. There are two more bedrooms, both with built in wardrobes.

Outside, there is communal parking offered on a first come first served basis, as well as landscaped communal gardens, and a garage en bloc.

Dolphin Court occupies a prime position in Eastbourne, being adjacent to Meads seafront directly opposite Helen Gardens and the seafront promenade providing easy access to Beachy Head and the South Downs National Park.

Meads Village is close by, with a range of shops & amenities, whilst Eastbourne town centre is also nearby, with excellent transport links to include mainline train station with direct links to Brighton, Gatwick & London.

Communal Vestibule

Stairs and lift to all floors.

Entrance Hall

Door to front. Two built in storage cupboards, one housing meters. Radiator. Carpeted. Entry phone system. Coved ceiling.

Bedroom Two - 3.1m x 3.02m (10'2" x 9'11")

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

Shower Room

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

Separate WC

Double glazed opaque window to rear. Vinyl flooring and partially tiled walls. Radiator. W.C.

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

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

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

Double glazed window to rear with views towards The South Downs National Park. 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.

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

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

Bedroom Three - 3.15m x 3m (10'4" x 9'10")

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

Garage En Bloc

No 17. Single garage with up & over door. Light.

Communal Gardens

Communal Parking

Lease Information

Tenure- Share Of Freehold

Term 999 year lease

Service Charge for 2024/25 was £4,281.84

Council Tax Band- D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY
RATING
TBC**

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



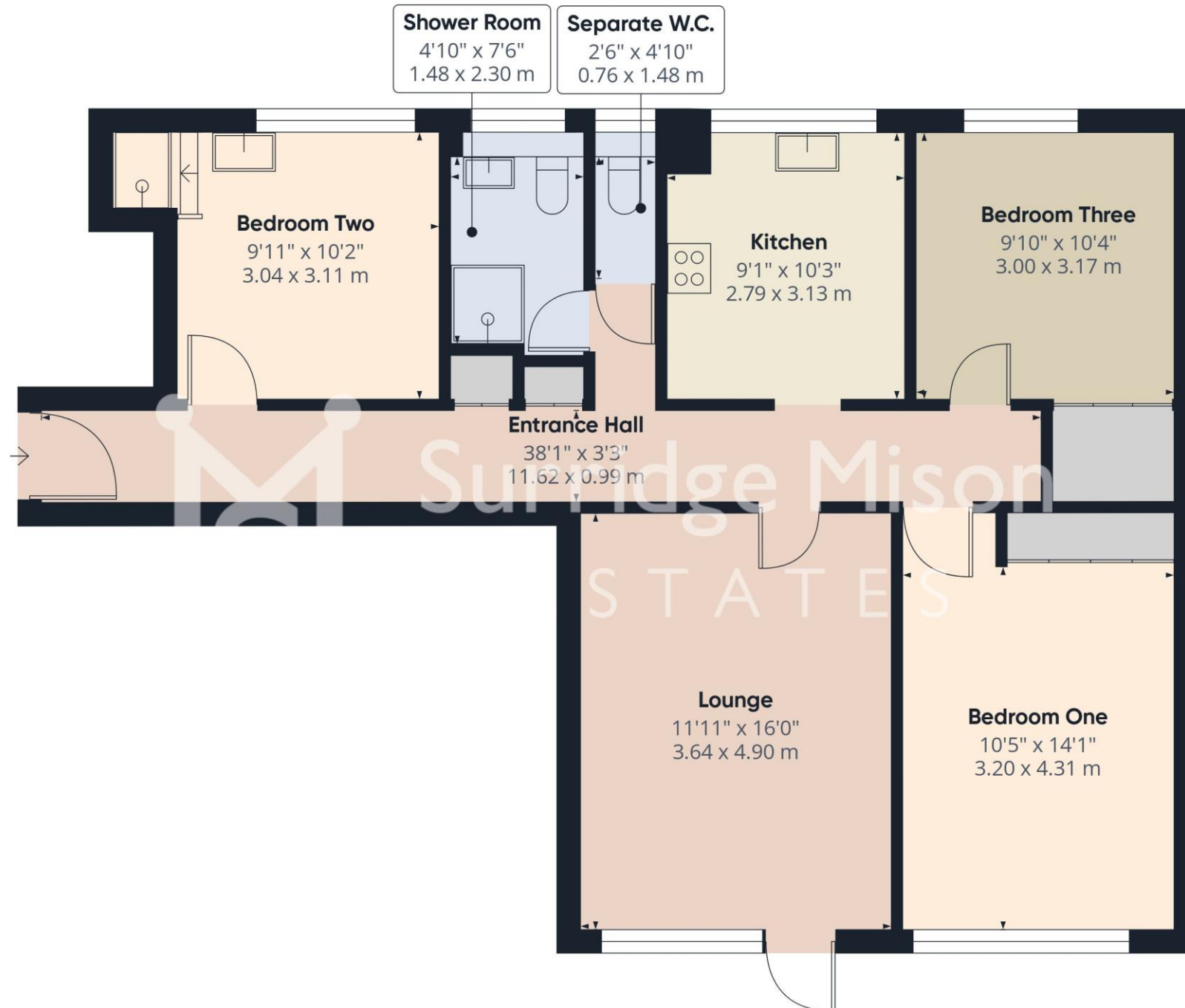
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Approximate total area⁽¹⁾
879 ft²
81.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

