

# HUNT FRAME

ESTATE AGENTS



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

£325,000



Occupying a prime location on the SEAFRONT within 1/4 mile of MEADS VILLAGE, this spacious and well presented purpose-built apartment offers THREE BEDROOMS, a modern shower room and separate cloakroom, fitted kitchen with integrated appliances and the living room has direct access to the communal gardens and views to the sea. There is also an en-suite shower enclosure, and a SHARE OF THE FREEHOLD, as well as a GARAGE and residents and visitors parking.



## Communal Entrance Hall

Accessed at the rear of the building, entering in to the lower ground floor with stairs and lift rising to the ground floor.

## Private Entrance Hall

Intercom entry system. Doors to two built-in storage cupboards. Radiator.

## Lounge

16'2 x 12'1 (4.93m x 3.68m)

Double glazed windows and door to front providing views overlooking the communal gardens towards to the sea. Fire surround with fitted electric fire.

## Kitchen

10'6 x 8'11 (3.20m x 2.72m)

Double glazed window to rear. Fitted in a range of white gloss wall and base level units and drawers with complementary work surface over. Integrated fridge freezer and washing machine. Built in eye level electric oven. Inset four ring electric hob with fitted cooker hood above. Inset sink with mixer taps and single drainer.

## Bedroom 1

14'5 x 10'9 (4.39m x 3.28m)

Double glazed window to front. Radiator. Built-in wardrobe cupboards.

## Bedroom 2

10'6 x 10'0 (3.20m x 3.05m)

Double glazed window to rear. Radiator. Enclosed tiled shower cubicle. Vanity wash hand basin.

## Bedroom 3/ Dining Room

10'4 x 9'9 (3.15m x 2.97m)

Double glazed window to rear. Built-in wardrobe cupboard. Radiator.

## Shower Room/WC

Double glazed window to rear. Fitted in a modern suite comprising shower enclosure. Wash hand basin. Low level WC. Fully tiled walls. Laminate flooring. Chrome towel rail.

## Cloakroom

Double glazed window to rear. Low level WC. Radiator. Part tiled walls.

## Garage

Garage en bloc (No 17). Up and over door. Light.

## Communal Gardens

Lawned communal gardens with mature shrubs and seating areas.

## Tenure and Outgoings

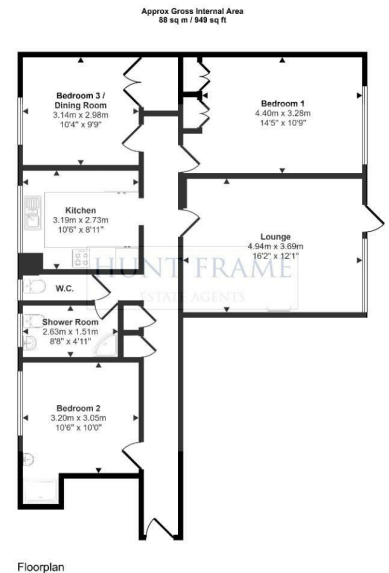
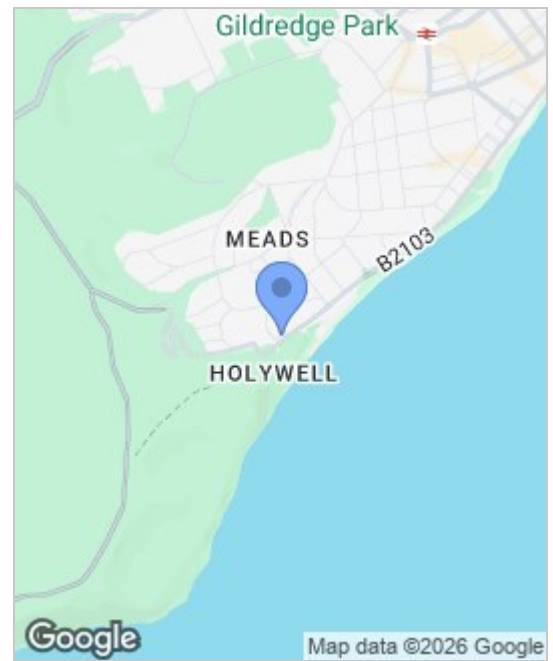
Share of Freehold with underlying lease of approximately 999 years.

Ground Rent £NIL

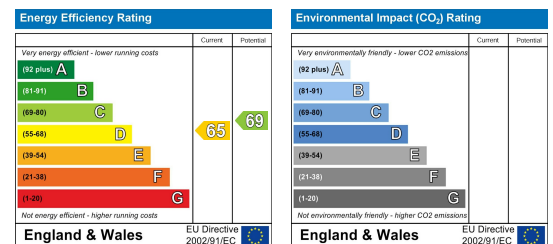
Maintenance Approximately £1250 per 1/4 Council Tax Band D

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.



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