

Valuers, Land & Estate Agents

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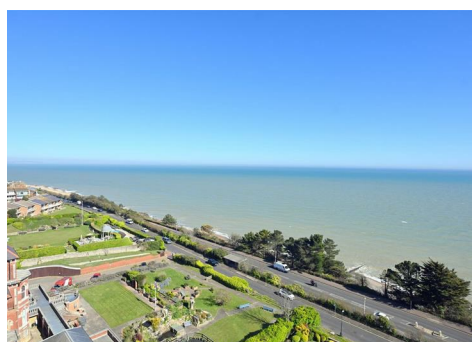
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Taylor Engley



11B, South Cliff Tower Bolsover Road, Eastbourne, East Sussex, BN20 7JW

Asking Price £295,000 Leasehold - Share of Freehold

A SUPERB OPPORTUNITY ARISES TO ACQUIRE THIS 11th FLOOR PURPOSE BUILT SEAFRONT APARTMENT situated in the prestigious South Cliff Tower. The apartment enjoys commanding views over the English Channel and features, a spacious living room, en-suite bathroom, separate shower room and a secure underground parking space. The block benefits from a portage service and there are twin lifts serving the west wing. The apartment is offered to the market chain free. EPC = 'B'



South Cliff Tower overlooks Meads seafront, local shopping facilities can be found in nearby Meads high street, whilst Eastbourne's town centre with it's comprehensive shopping facilities and mainline railway station is situated just over a mile distant.

*** PRESTIGIOUS SOUTH CLIFF TOWER * COMMANDING COASTAL VIEWS * ELEVENTH FLOOR APARTMENT * SPACIOUS LIVING ROOM * KITCHEN * TWO BEDROOMS * EN-SUITE BATHROOM - SEPARATE SHOWER ROOM * UNDER GROUND PARKING SPACE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Communal door to:

Communal Entrance Hall

With lift or stairs rising to eleventh floor

Front door to:

Entrance Hall

Security entry phone, cloaks cupboard with adjacent shelved cabinets, radiator, walk in utility cupboard having plumbing for washing machine, cylinder and housing Baxi gas fired boiler, window, built in linen cupboard, further built in cupboard.

Living Room

24'7 max x 11'8 max (7.49m max x 3.56m max)
(24'7 max to patio doors)

Spacious room enjoying excellent coastal views, three radiators, patio door opening to

Balcony

Direct coastal views.

Kitchen

11'8 x 8'8 (3.56m x 2.64m)

(Maximum measurements include depth of fitted units)
Comprises range of base and wall mounted cupboards, worksurface with tiled splash back and inset single drainer one and a half bowl sink unit, ceramic hob, with extractor fan over, eye level oven with cupboards above and below, space for dishwasher, space for fridge/freezer, heated towel rail, serving hatch, outlook to rear.

Bedroom 1

16'9 max x 11'5 max (5.11m max x 3.48m max)
(16'9 max to window x 11'5 max wall to wall)

Enjoying excellent coastal views and having door to balcony, radiator, fitted wardrobe cupboard.

En-Suite Bathroom

Bath with shower over and folding shower screen, wash hand basin with cabinet below, low level w/c, medicine cabinet, heated towel rail, tiled walls, downlighters.

Bedroom 2

12'6 x 13'11 (3.81m x 4.24m)

(Maximum measurements include depth of fitted unit)
Far reaching inland views, radiator, range of fitted shelving, built in wardrobe cupboard.

Separate Shower Room

Shower cubicle, pedestal wash hand basin, low level w/c, part tiled walls, heated towel rail.

Under Ground Car Parking Sapce

Allocated car parking space number 58.

NB

We are informed that the term of lease is 199 years from 29 September 1965

Service Charge: for period 25 December 2025 to 23 June 2026 £3,224.00

Ground Rent: £50

Share in Freehold company SOUTH CLIFF TOWER (EASTBOURNE) LIMITED

Managing Agents Charles Cox

(All details concerning the term of the lease and outgoings are subject to verification)

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

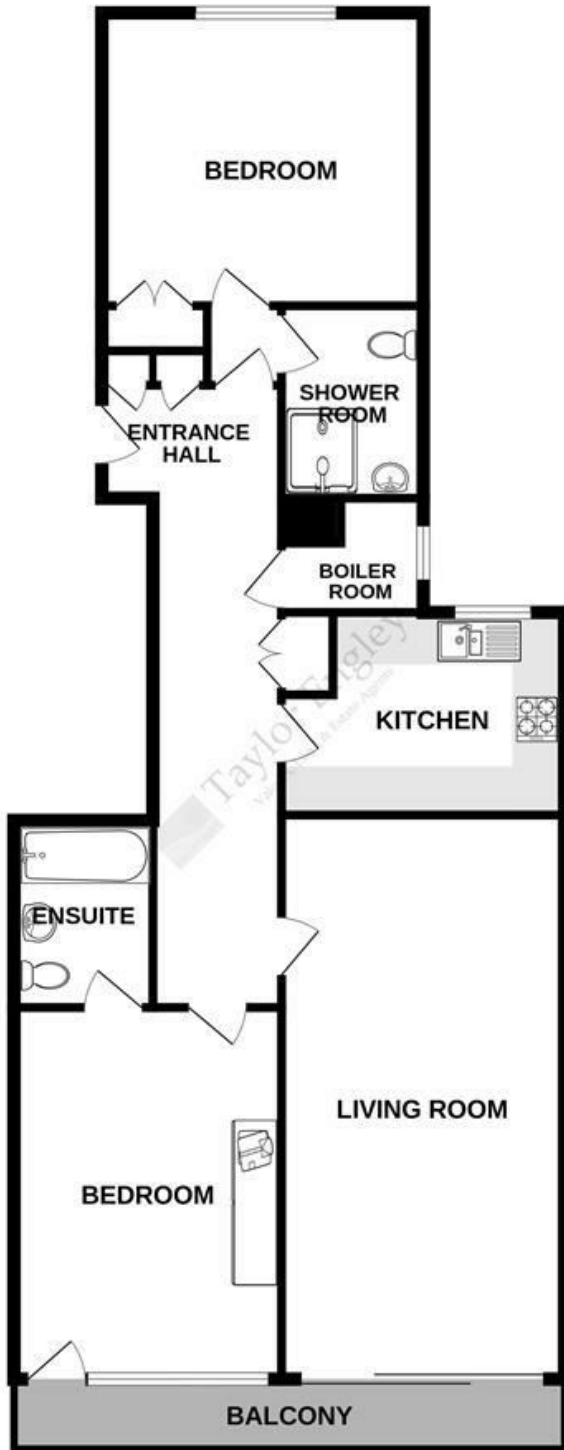
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

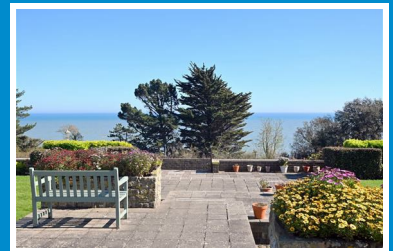
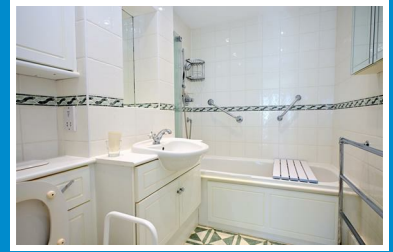


TENTH FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.