



**Flat 10, Cliff House, 57 Chesterfield Road,  
Eastbourne, East Sussex, BN20 7NU  
Offers in excess of £370,000**

**Rager & Roberts**



**Flat 10, Cliff House, 57 Chesterfield Road, Eastbourne, BN20 7NU**

# A well presented 2 bedroom apartment situated on the third floor within this prestigious purpose built development located on Meads' seafront.

passenger lift • cloakroom/wc • sitting/dining room • balcony • refitted kitchen  
2 double bedrooms • shower room/wc • gas fired central heating • double glazing • garage

## Description

A well presented 2 bedroom apartment situated on the third floor within this prestigious purpose built development located on Meads' seafront. The apartment has been improved over recent years and now benefits from a refitted kitchen and modern shower room. Of particular importance is the south westerly facing balcony affording views towards the sea and downs.

## Location

Cliff House occupies a commanding seafront location on the corner of King Edwards Parade and Chesterfield Road in the exclusive residential area of Meads. Overlooking lawned seafront gardens the property is conveniently placed for the shopping facilities of Meads Village and the town centre is also easily accessible. Eastbourne provides an impressive range of amenities with 3 principal golf courses, one of the largest sailing marinas on the south coast as well as one of the loveliest seafronts with its promenades and gardens. Cultural facilities in the area include theatres, the Towner Art Gallery and Glyndebourne is only a short distance away. The nearby downland countryside offers wonderful recreational opportunities. There are mainline rail services to London Victoria and to Gatwick. Channel ferries are from Newhaven.

Front door via security entry phone system to

**Communal Hall** with passenger lift or stairs to third floor. Private front door with caller viewer and delivery cupboard adjacent to

**Spacious Entrance Hall** with built in double cloaks cupboard, further built in store cupboard, security entry phone, radiator.

**Cloakroom** refitted with white suite comprising wash basin set into vanity unit with cupboards below, low level wc, further storage cupboards, part tiled walls.

**Sitting/Dining Room** 17'x11'10" (5.18mx3.6m) and affording a south westerly aspect, radiator, double glazed casement door to the

**Balcony** affording a south westerly aspect and views to the sea and south downs.

**Refitted Kitchen** 10'x6'6" (3.05mx1.98m) including the depth of the range of fitted units comprising one and a half bowl sink unit with mixer tap and cupboards below, range of working surfaces with drawers and cupboards below, range of matching wall mounted cupboards, integrated electric fan oven with gas hob and filter hood over, wall mounted gas fired boiler, space for further appliances.

**Bedroom 1** 16'x11'4" (4.88mx3.45m) including the depth of the 2 built in double wardrobe cupboards, views to the downs, radiator.

**Bedroom 2** 11'10"x9'2" (3.6mx2.8m) excluding the depth of the built in double wardrobe cupboard, radiator.

**Shower Room/wc** with fully tiled walls and white suite comprising large shower unit, wash basin set into vanity unit with cupboards below, low level wc, heated towel rail, tiled floor.

## Outside

Cliff House is set within delightful communal gardens which are laid mainly to lawn with flower beds and borders.

**Garage** situated in a nearby block with up and over door.

**Tenure** Leasehold with a share in the Freehold

**Lease** 999 year lease dated around 1971 (to be confirmed)

**Maintenance** Approximately £525 per quarter (to be confirmed)

## TOWN CENTRE OFFICE

36 Cornfield Road  
Eastbourne BN21 4QH  
Tel: 01323 430133  
Fax: 01323 430144

## OLD TOWN OFFICE


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Tel: 01323 419911  
Fax: 01323 641941

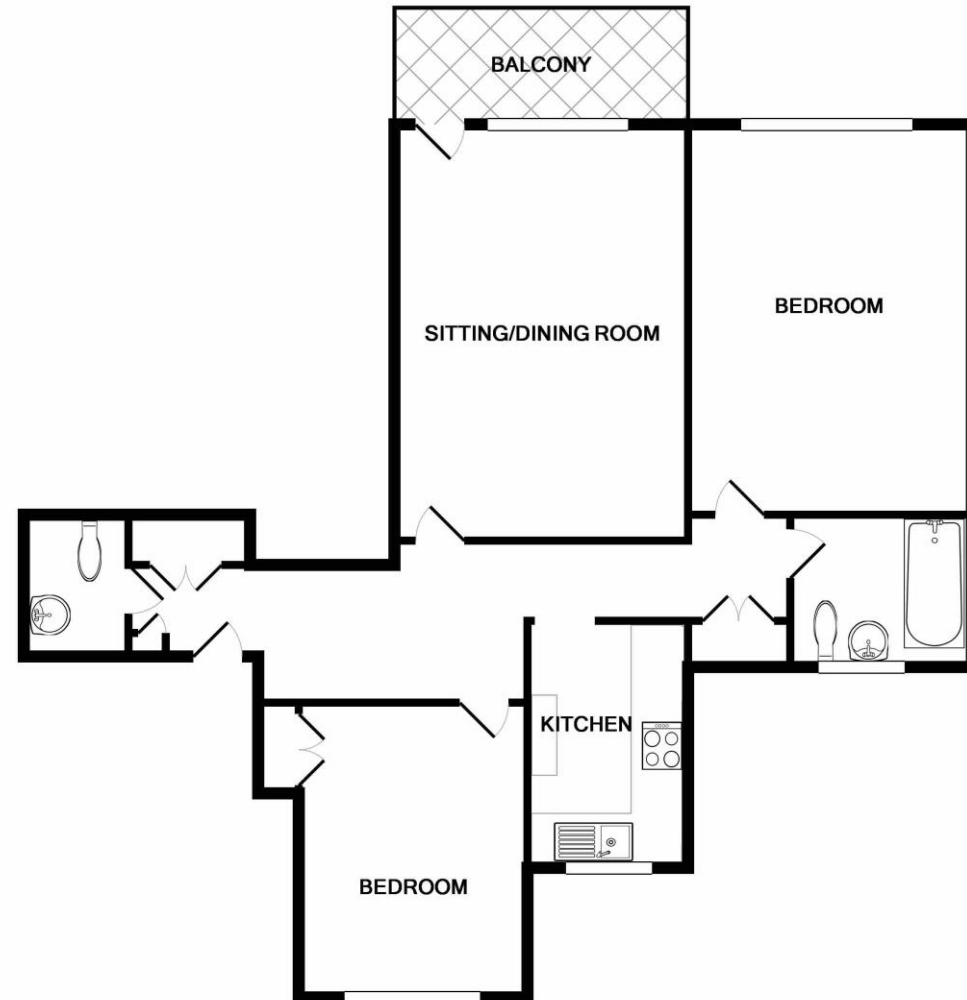
## ALFRISTON

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>76</b>
(55-68) <b>D</b>	<b>68</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC 



TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.