



Clive Court Grand Parade, Eastbourne BN21 3DD

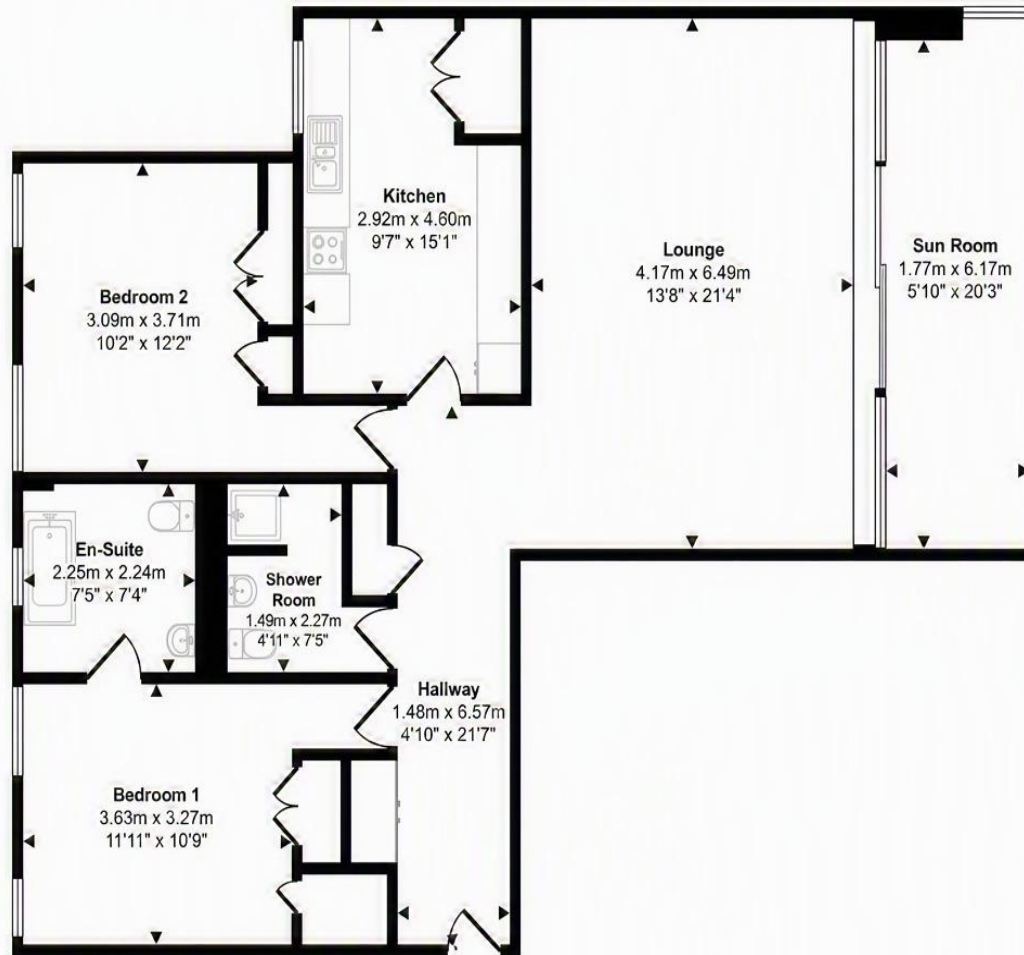
welcome to

Clive Court Grand Parade, Eastbourne

Fox and sons are delighted to present to market this spacious fifth floor seafront apartment with two bedrooms, two bathrooms, enclosed balcony, stunning Uninterrupted Panoramic sea views and excellent potential for modernisation, ideally located on Eastbourne's sought after Grand Parade.



Approx Gross Internal Area
110 sq m / 1182 sq ft



Floorplan

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 Snappy 360.

Entrance Hall

Living Room/Dining Room

22' 10" x 22' 8" (6.96m x 6.91m)

Bedroom 1

13' 2" x 11' 4" (4.01m x 3.45m)

Ensuite

Bedroom 2

12' 1" x 11' 3" (3.68m x 3.43m)

Bathroom

Terrace/Balcony

23' 2" x 6' 2" (7.06m x 1.88m)

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Clive Court Grand Parade, Eastbourne

- STUNNING PANORAMIC SEA VIEWS
- TWO GENEROUS DOUBLE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- ENCLOSED BALCONY LOOKING OVER THE SEA
- EXCELLENT OPPORTUNITY FOR MODERNISATION AND VALUE ENHANCEMENT

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN121142



Property Ref:
EBN121142 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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