



1 South Cliff Avenue, Eastbourne, BN20 7AH

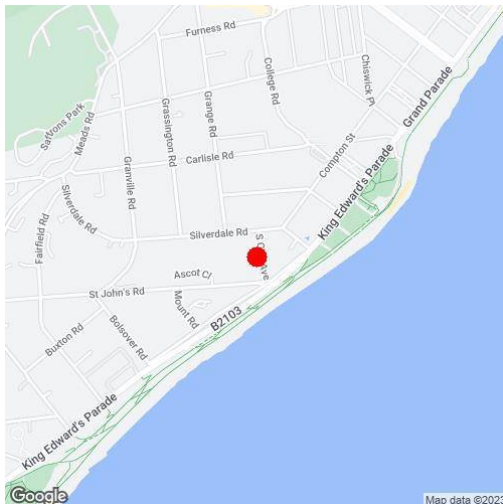
Price £725,000 | Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A wonderfully spacious period house of pleasing character enviably located in the much favoured Lower Meads area of Eastbourne, within 200 yards of the seafront. The house is situated at the end of a terrace of similar properties and provides versatile accommodation over three floors with additional basement rooms, that could be further developed. The house is currently arranged with three ground floor reception rooms together with a fitted kitchen with a comprehensive range of matching wall and base units beneath contoured work surfaces. Integrated appliances include a double oven, 4-burner gas hob, dishwasher and fridge. There are four principal bedrooms on the first floor, two having small en-suite shower rooms, whilst the others are served by a well appointed bathroom. There are three further bedrooms on the second floor together with a separate wc. The house retains much of its original character with some fine period fireplaces and is set within small yet attractive courtyard-style gardens with a pleasant open rear aspect. Enjoying a most convenient and popular location, local shopping facilities are available at the back of The Grand Hotel, whilst theatres and restaurants are in the immediate vicinity. Eastbourne town centre and railway station are approximately a half mile level walking distance.





At a Glance:

- Favoured Lower Meads location, within 200 yards of the seafront
- Seven bedrooms
- Three bath/shower rooms (2 en-suite)
- Three reception rooms
- Fitted kitchen
- Basement rooms
- Attractive courtyard garden
- Gas central heating

Accommodation:

ENTRANCE LOBBY

RECEPTION HALL

CLOAKROOM

SITTING ROOM

16'0" (4.88m) x 11'8" (3.56m)

THIRD RECEPTION ROOM

15'5" (4.7m) x 11'8" (3.56m)

DINING ROOM

11'9" (3.58m) x 10'5" (3.18m)

KITCHEN

10'0" (3.05m) x 7'9" (2.36m)

FIRST FLOOR LANDING

BEDROOM 1

15'3" (4.65m) x 11'8" (3.56m)

EN-SUITE SHOWER ROOM

BEDROOM 2

15'4" (4.67m) x 11'8" (3.56m)

EN-SUITE SHOWER ROOM

BEDROOM 3

11'8" (3.56m) x 10'10" (3.3m)

BEDROOM 4

10'2" (3.1m) x 7'4" (2.24m)

BATHROOM

SEPARATE WC

SECOND FLOOR LANDING

BEDROOM 5

12'5" (3.78m) x 12'2" (3.71m)

BEDROOM 6

14'0" (4.27m) x 12'0" (3.66m)

BEDROOM 7

14'4" (4.37m) x 8'8" (2.64m)

SEPARATE WC

OUTSIDE:

COURTYARD GARDEN

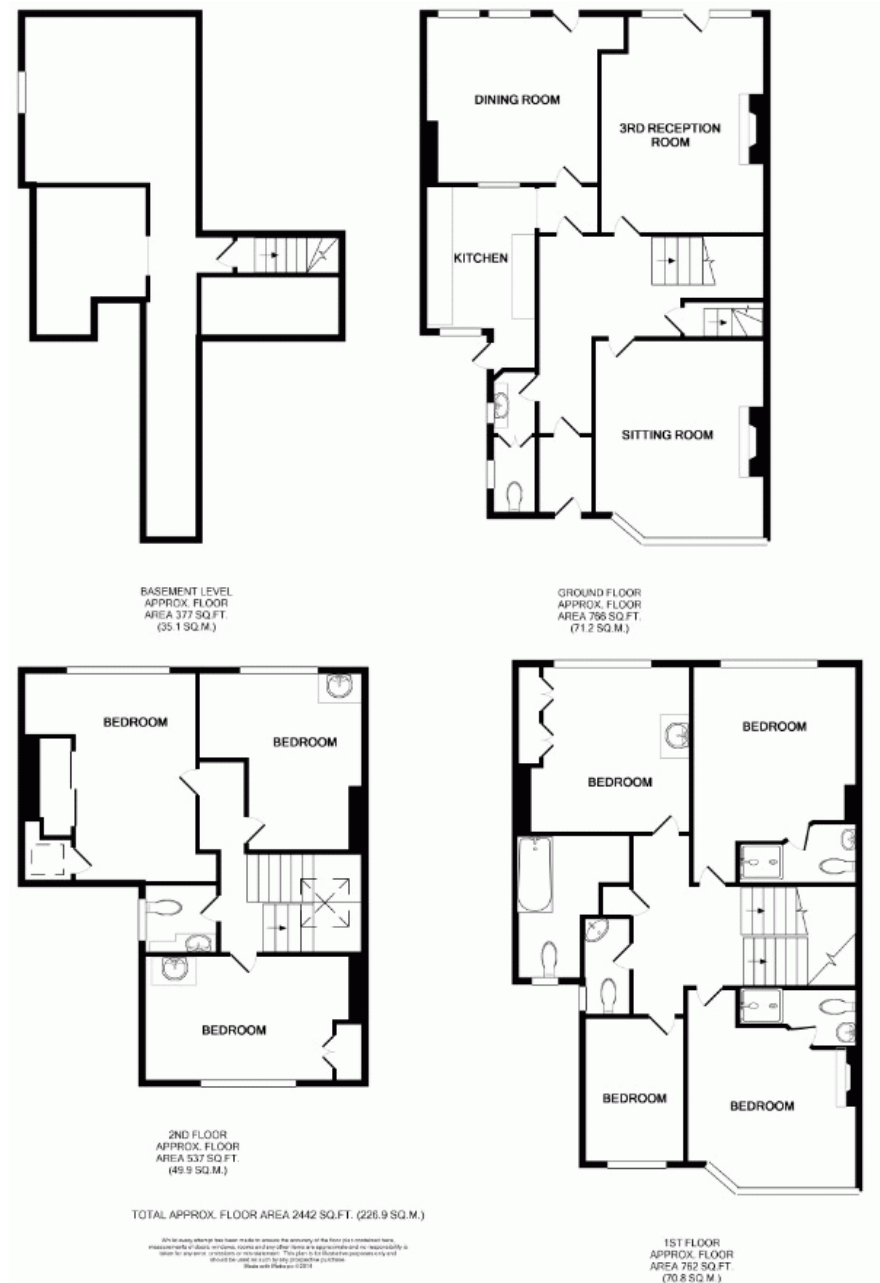
COUNCIL TAX:

Band "E"

EPC

"D"





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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