



69 South Cliff, Cooden, TN39 3EE
£950,000

A unique opportunity to acquire a five bedroom, three reception room detached chalet style property backing onto Cooden seafront commanding magnificent far reaching sea views towards Eastbourne and Beachy Head. This most impressive residence enjoys spacious and well proportioned accommodation extending in all to approximately 3,000 square feet and benefitting from modern fitted bathroom, shower room and wet room, modern gas boiler and radiators, sealed unit double glazing, solid wooden internal latched doors, modern alarm system, UPVC fascias and softis, south westerly facing roof terrace, large south westerly facing rear garden, single garage and off-road parking for several vehicles.

An early internal inspection is highly recommended.



Entrance Porch with wooden front door having leaded light insets leading to inner porch with door to

Entrance Hall

with stripped wooden flooring, under stairs storage cupboard, radiator,

Cloakroom/WC

with low level WC, corner wash basin, part tiled walls, tiled flooring, chrome heated towel rail, double glazed window.

Sitting Room 18'4 x 13'11 (5.59m x 4.24m)

enjoying southerly aspect with magnificent sea views, fireplace with attractive wooden mantle, fitted electric fire and feature double glazed windows to either side, two wall light points and radiator.

Dining Room 14'5 x 13'10 max (4.39m x 4.22m max)

having far reaching sea views, stripped wooden flooring, brick built fireplace with wooden mantle and fitted electric fire, two wall light points, two feature archways, radiator and opening to

Conservatory 16'11 x 15'2 (5.16m x 4.62m)

having far reaching sea views, tiled flooring with under floor heating, sealed unit double glazed double doors leading to rear garden.

Kitchen/Breakfast Room 16'9 x 13'11 (5.11m x 4.24m)

with single drainer sink unit with mixer taps having cupboard under, range of working surfaces with drawers and cupboards under, wall mounted shelved storage cupboard, some being glass fronted, floor standing storage cupboard, space for fridge/freezer, built in four ring gas hob with oven under and extractor hood above, space and plumbing for dishwasher, part tiled walls, two radiators.

Door to small hallway with opening to

Utility Room 11'8 x 6'3 (3.56m x 1.91m)

with stainless steel sink unit having drawers and cupboards under, working surfaces with drawers and cupboards under, plumbing for washing machine, access to loft space, part tiled walls, wall mounted gas fired boiler, radiator, inset lightning, sealed unit double glazed UPVC door to outside.

Bedroom 5 14'10 x 11'11 (4.52m x 3.63m)

with built in wooden corner storage cupboard, radiator, heated towel rail, door to

Wet Room

with shower having glass double doors and light/extractor fan above, wash hand basin with mixer tap, low level WC, fitted mirror with lighting, tiled flooring with under floor heating, tiled walls, inset lighting, double glazed window.

Archway from entrance hall to

Inner Hall

with built in cloaks cupboard.



Bedroom 1 18'11 x 12'6 (5.77m x 3.81m)

enjoying pleasant aspect overlooking rear garden with far reaching sea views, fitted double wardrobe cupboard with cupboard above having matching fitted shelved storage cupboard with cupboard above, two radiators.

**Bedroom 2 14'5 x 14'5 (4.39m x 4.39m)**

with radiator, two double glazed windows and two sets of leaded light windows.

**Shower Room/WC**

large shower cubicle having light/extractor fan above, vanity unit with inset wash basin having mixer tap with cupboards and drawers beneath and to either side, low level WC, tiled flooring with under floor heating, tiled walls, inset lighting, two chrome heated towel rails, double glazed window.

Stairs to landing with radiator, large walk in airing cupboard having slatted shelving.

Bedroom 3 17'5 x 13'10 narrowing to 10'5 (5.31m x 4.22m narrowing to 3.18m)

enjoying magnificent far reaching south westerly views out to the sea and towards Eastbourne, built in wardrobe cupboard, radiator, access to large loft space with light, sealed unit double glazed UPVC double doors to

**Large Roof Terrace**

Commanding far reaching south westerly views out to the sea and towards Eastbourne.

Bedroom 4 13'2 x 9'5 (4.01m x 2.87m)

with sea views, built in wardrobe cupboard, radiator.

**Bathroom/WC 10'5 max x 9'8 (3.18m max x 2.95m)**

with suite comprising panelled bath with mixer taps and shower attachment, good size shower cubicle with fitted seat and light/extractor fan above, vanity unit with partially inset wash basin having mixer tap with drawers and cupboards beneath, low level WC, access to under eaves storage, tiled flooring, tiled walls, chrome heated towel rail, inset lighting, double glazed window.

Outside

The property occupies a large plot on Cooden Seafront. The rear garden measures approximately 160ft in depth laid principally to lawn, there is paved patio area, flower borders and side access. The garden is set out on two levels with double gates giving direct access to the promenade and to the beach. There is a timber built summer house, outside light and outside tap.

To the front of the property there is a driveway with off road parking for several vehicles leading to

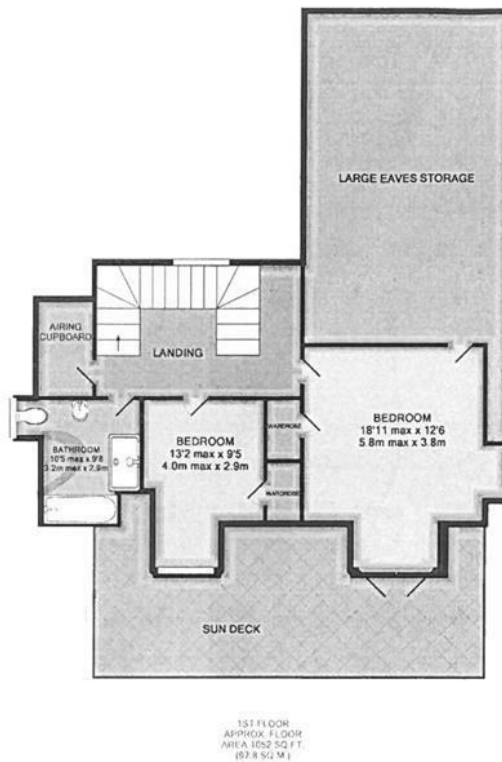


Single Garage 18'10 x 9' (5.74m x 2.74m)
with wooden double doors, light and power.

Directions

Proceeding from the De La Warr Pavilion in a westerly direction along the seafront, at the roundabout turn left onto West Parade, continue towards the end and turn left into South Cliff where the property will be found on the left hand side.





TOTAL APPROX. FLOOR AREA 2981 SQ. FT. (276.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the planning of doors, windows, columns and any other items are approximate and not guaranteed to be exact for any reason, including, but not limited to, the plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, systems and any other items shown here are not to be used as a guarantee as to their accuracy or efficiency and are given as is.