



CLIVE PLACE









## CLIVE PLACE

, CF64 1AW - £797,000



6 bedroom(s)



2 bathroom(s)



2518.00 sq ft

Located in the heart of the town center you will find this imposing Victorian terraced town house. Spacious and versatile accommodation over 3 floors boasting over 2,500 square footage of living space. Retaining some exquisite original features throughout to include magnificent Antique fireplaces, pine floorboards with original covings and ceiling roses. Catchment for the popular Albert Road Primary & Stanwell Secondary Schools. Briefly comprising an entrance porch, welcoming hall, ground floor cloakroom, elegant drawing room through sitting room, living room open to an extended dining area - under floor heating and open to an extensively fitted kitchen. Over the top 2 floors there are 6 large bedrooms - master with bespoke shutters plus built in wardrobes and a stylish en suite bathroom plus there is a spacious family bathroom and separate WC. Complimented with partial upvc double glazing and gas central heating (under floor heating in the dining area). With a small front garden plus lawned enclosed rear garden. Viewing highly recommended to appreciate the size and period features.

### PROPERTY SPECIALIST

**Mr Paul Davies**

[paul.davies@jeffreygross.co.uk](mailto:paul.davies@jeffreygross.co.uk)

Negotiator












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









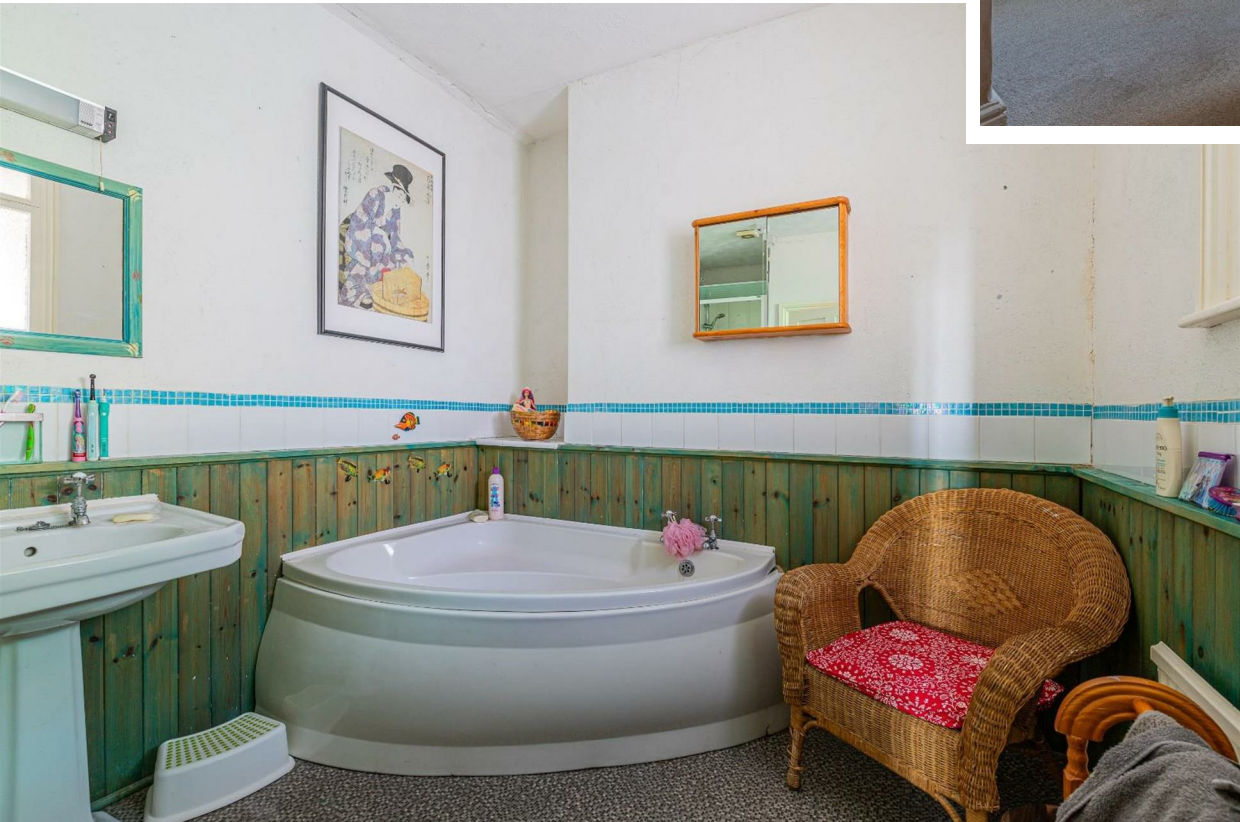
























#### **PORCH**

Enter via a solid panel door, tiled floor.

#### **ENTRANCE HALL**

Spacious and welcoming entrance hall, stairs rise to the first floor with cupboard under plus double cloaks cupboard, original exposed floor boards.

#### **CLOAKROOM**

Fitted with a modern suite comprising a chrome pedestal with round glass wash basin and close coupled wc, window to side.

#### **DRAWING ROOM**

**4.47m max x 5.26m into bay (14'8" max x 17'3" into bay)**

Elegant main living room open to the sitting room, deep bay window to front - upvc sash windows, exposed natural floor boards, TV point, magnificent Antique marble fireplace, original coving and ceiling rose.

#### **SITTING ROOM**

**4.50m x 3.71m (14'9" x 12'2")**

Equally elegant living room, 2 original inset glazed display cupboards with storage beneath, fireplace with Antique surround, exposed natural floorboards, original coving & ceiling rose, upvc French doors lead into a small inner courtyard with exterior light.

#### **LIVING ROOM**

**3.61m x 3.58m (11'10" x 11'9")**

Spacious living area open to the side extended dining area.

#### **DINING AREA**

**6.17m x 2.03m (20'3" x 6'8")**

Extended to the side with sloping roof and 4 velux roof windows, slate flooring - under floor heating, open to the kitchen, upvc French doors lead to the inner courtyard and at the rear Upvc French doors lead into the garden.

#### **KITCHEN**

**4.60m x 3.30m (15'1" x 10'10")**

Extensively fitted with a range of wall and base units with laminate worktop and an inset China Butlers sink with mixer tap, features include a portable Island unit, integrated freezer, corner carousel unit plus cupboard with compartmental bins, plumbed for dishwasher and washing machine with space for tumble drier and fridge/freezer, built in double oven, hob & hood, window to rear, slate flooring.

#### **FIRST FLOOR LANDING**

Spacious landing with stairs rising to the second floor, built in linen cupboard, rear landing has side window.

#### **BEDROOM 1**

**5.94m max x 5.23m into bay (19'6" max x 17'2" into bay)**

Impressively large master bedroom, deep bay upvc sash window and window to the front with fitted bespoke plantation shutters, original Marble Antique fireplace, original coving & ceiling rose, fitted wardrobes to one wall.

#### **EN SUITE BATHROOM**

Cleverly designed to incorporate a deep 'Sit In' panel Jacuzzi bath with seating and shower over and folding glass screen, vanity wash hand basin and high level wc, tiled surround, pine floor boards, heated chrome towel rail, extractor fan.

#### **BEDROOM 2**

**4.01m x 3.15m (13'2" x 10'4")**

Double bedroom, window to rear, pine floor boards.

#### **BEDROOM 3**

**3.48m x 2.59m (11'5" x 8'6")**

Double bedroom, unique upvc bay window to rear, cupboard to one corner, access to the rear loft space.

#### **BATHROOM**

**2.84m x 2.51m (9'4" x 8'3")**

Spacious family bathroom with a white suite comprising a panel corner bath, pedestal wash hand basin and shower enclosure, window to side, tongue & groove paneling, shaver/light.

#### **WC**

Close coupled wc, window to side.

#### **SECOND FLOOR LANDING**

Velux roof window.

#### **BEDROOM 4**

**4.60m x 3.43m (15'1" x 11'3")**

Large double bedroom, gabled ceiling, pine floorboards, window to front, loft hatch.

#### **BEDROOM 5**

**4.22m max x 4.01m max (13'10" max x 13'2" max)**

Double bedroom, velux roof window to rear.

#### **BEDROOM 6**

**4.57m x 2.24m (15' x 7'4")**

Generous bedroom, gabled ceiling, velux roof window to front, TV point.

#### **GARDEN**

Front garden - shrub display, boundary wall. Enclosed generous rear garden - rear lane access, mainly laid to lawn with flag stone patio, outside tap, exterior light.

#### **INFORMATION**

We believe the property is Freehold.

Council Banding - Band H £4,248.02 (2025-2026)





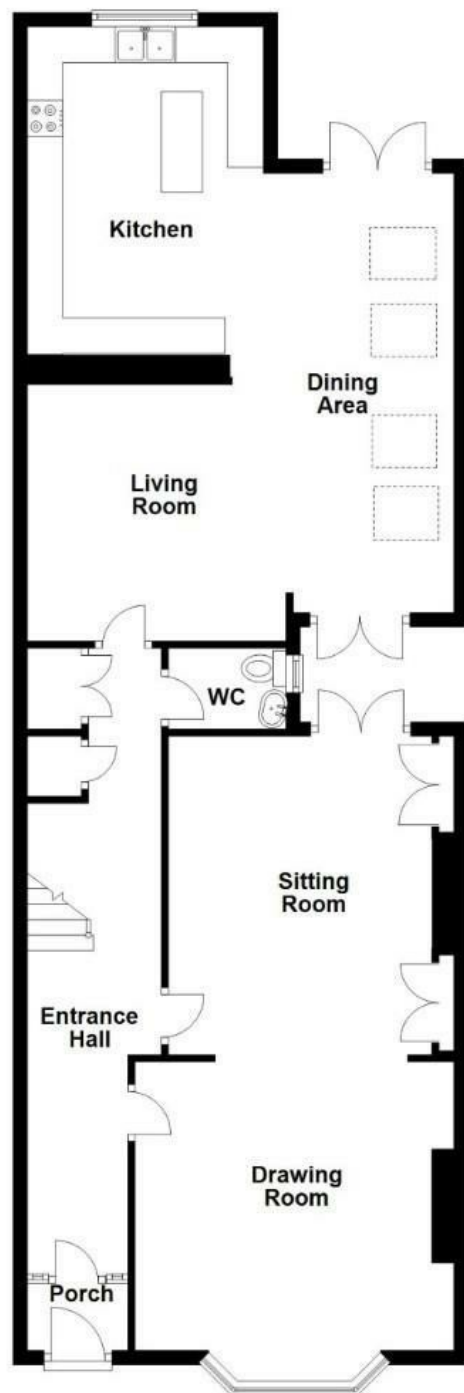
" This well proportioned family home Oozes elegance from a bygone era yet with modern home comforts. Perfectly located for the town center with its shops, Cafe's & Bars plus Parks and train stations, a short walk takes you the seafront with its Beach and Pier. There are some magnificent period features throughout this charming property.

Comments by Mr Paul Davies



### Ground Floor

Approx. 101.9 sq. metres (1096.7 sq. feet)



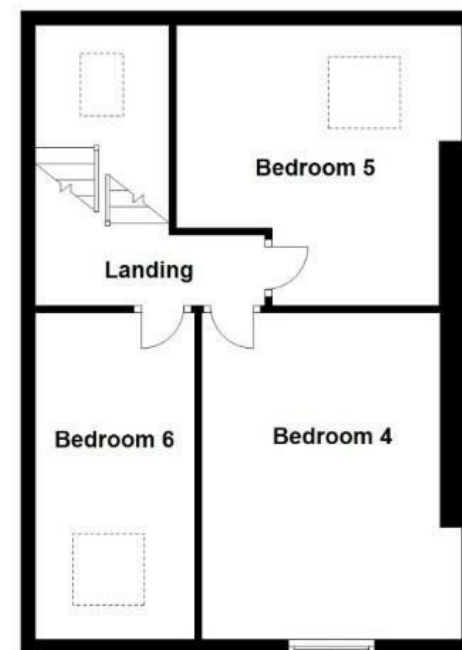
### First Floor

Approx. 80.6 sq. metres (867.1 sq. feet)



### Second Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



Total area: approx. 234.0 sq. metres (2518.7 sq. feet)



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross