



## Key Features

- ◆ Substantial detached Edwardian residence
- ◆ Currently configured as two properties
- ◆ Highly desirable Saffrons location
- ◆ Large private rear garden
- ◆ Freehold
- ◆ EPC rating TBC

8  2  2 

Arlington Road, Saffrons, Eastbourne

GUIDE PRICE: £900,000 - £950,000



**GUIDE PRICE: £900,000 - £950,000**

Northwood are delighted to welcome to market this substantial eight-bedroom, detached Edwardian villa in the highly sought after Saffrons area of Eastbourne,

Currently divided into two titles consisting of a three-bedroom ground floor apartment with a five bedroom maisonette above. This property can be recombined into one large residence or kept as two apartments as required.

Accommodation comprises:

**Ground Floor:** entrance hall, living room, kitchen, three bedrooms, shower room, en suite and separate cloakroom.

**Upper Maisonette:** separate entrance, living room, kitchen, five bedrooms, shower room, separate cloakroom and two storage rooms





Further benefits include: drive with space for two cars, garage, outside store room and private front and rear gardens.

Located in the much sought after Saffrons area of Eastbourne, this fantastic Edwardian villa is within walking distance of the seafront, theatres, Towner Art Gallery, Eastbourne College, the town centre and mainline train station as well as being in the catchment areas for all of Eastbourne's schools including Gildredge House.

Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/7eb44481839a4dac9aea21ea0bcc2398/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band D: £2416 (per title - this could be lower if the property were to be recombined into a single residence)

#### Exterior and approach

A red brick Edwardian villa in a quiet tree-lined road adjacent to the town centre next to the beautiful Gildredge Park.

A stone wall flanked by red-brick pillars encloses the front garden and driveway which has space for two cars.

A paved path leads to the (currently) separate entrances for both the ground floor apartment and the upper maisonette with a side path to the rear garden

#### Ground Floor Entrance

1.34m x 2.12m (4'5" x 7'0")

A covered porch leads to a vestibule with a stunning period mosaic floor

#### Entrance Hall

2.71m x 4.22m (8'11" x 13'10")

Large inner entrance hall, centrally positioned with a radiator and laminate flooring.

The original stairs to the upper floor are still in situ, boxed off behind a partition wall.





#### Cloakroom

1.00m x 2.11m (3'4" x 6'11")

Terracotta tiled floor, uPVC double-glazed window to side aspect, radiator and white suite comprising basin and WC

#### Bedroom One

4.75m x 5.10m (15'7" x 16'8")

Expansive double bedroom, carpeted with built-in wardrobes, two radiators and large, uPVC bay window to front aspect

#### Bedroom Two

1.63m x 3.11m (5'4" x 10'2")

Single bedroom with laminate flooring, radiator and uPVC double-glazed window to side aspect

#### Shower Room

1.97m x 2.97m (6'6" x 9'8")

Stylish shower room, tiled in cream with uPVC double-glazed window to side aspect, designer heated towel rail, basin in floating vanity unit, matching floating storage cupboard and large, walk-in shower



#### Kitchen

2.81m x 5.01m (9'2" x 16'5")

Modern fitted kitchen with tiled floor, cream cabinets and doors, granite-effect laminate worksurface, period-appropriate sash windows to side aspect, cooker hood over cream Rangemaster oven, radiator, breakfast bar, integrated dishwasher and space/plumbing for washing machine and fridge/freezer

#### Bedroom Three

3.25m x 3.30m (10'8" x 10'10")

Good-sized, dual-aspect double bedroom with laminate flooring, radiator, en suite WC and uPVC double-glazing to rear and side aspects looking out onto the garden

#### En Suite

0.96m x 1.42m (3'1" x 4'8")

Tiled floor, radiator, uPVC double-glazed window to side aspect and white suite comprising basin and WC



#### Living Room

4.07m x 5.75m (13'5" x 18'11")

Spacious, light-filled living room with laminate flooring, feature fireplace, radiator and uPVC double-glazed windows and door leading to rear terrace

#### Terrace

2.55m x 4.03m (8'5" x 13'2")

Paved sun terrace over looking the garden - the perfect place to enjoy your morning coffee

#### Upper Maisonette: Entrance Hall

2.73m x 3.42m (9'0" x 11'2")

A paved, red brick staircase at the side of the house leads to the first-floor entrance, bringing you into the maisonette on what would have been the half-landing turn in the original staircase.

A few more steps up takes you into the generously proportioned entrance hall, carpeted with a radiator and doors to all first-floor rooms



#### Cloakroom

0.99m x 1.92m (3'2" x 6'4")

Vinyl floor, sash window to front aspect and white suite comprising basin and WC

#### Living Room

4.70m x 5.12m (15'5" x 16'10")

Large living room, carpeted with radiator, storage cupboard and uPVC double-glazed window to front aspect

#### Bedroom Four

2.95m x 3.12m (9'8" x 10'2")

Single bedroom, carpeted with radiator and uPVC double-glazed bay window to side aspect

#### Shower Room

1.81m x 3.11m (5'11" x 10'2")

Stylish shower room, tiled in grey with uPVC double-glazed window to side aspect, heated towel rail, basin with vanity unit under and large, walk-in shower



#### **Kitchen**

**4.33m x 4.67m (14'2" x 15'4")**

Good-sized kitchen with vinyl floor, solid wood worktop over white cabinets and doors, eye-level double oven, gas hob, radiator, wooden windows to rear aspect and space/plumbing for fridge/freezer and dishwasher

#### **Bedroom Five**

**4.08m x 5.76m (13'5" x 18'11")**

Large double bedroom, carpeted with radiator and wooden windows to rear aspect

#### **Second Floor Landing**

**2.09m x 2.75m (6'11" x 9'0")**

Centrally positioned landing, carpeted with radiator, period balustrade, uPVC double-glazed windows to side aspect and large storage cupboard

#### **Bedroom Six**

**5.47m x 2.71m (17'11" x 8'10")**

Wood-clad single bedroom in the eaves, part-carpeted, part laminate flooring with Velux double-glazed window, built-in wardrobe and space/plumbing for washing machine

#### **Bedroom Seven**

**3.49m x 3.44m (11'5" x 11'3")**

Double bedroom, carpeted with uPVC double-glazed window to side aspect and built-in wardrobe/airing cupboard

#### **Bedroom Eight**

**4.85m x 4.07m (15'11" x 13'4")**

Large double bedroom, carpeted with radiator, walk-in storage cupboard with water tank and uPVC double-glazed bay window to rear aspect affording views over Eastbourne towards the South Downs







#### Garage

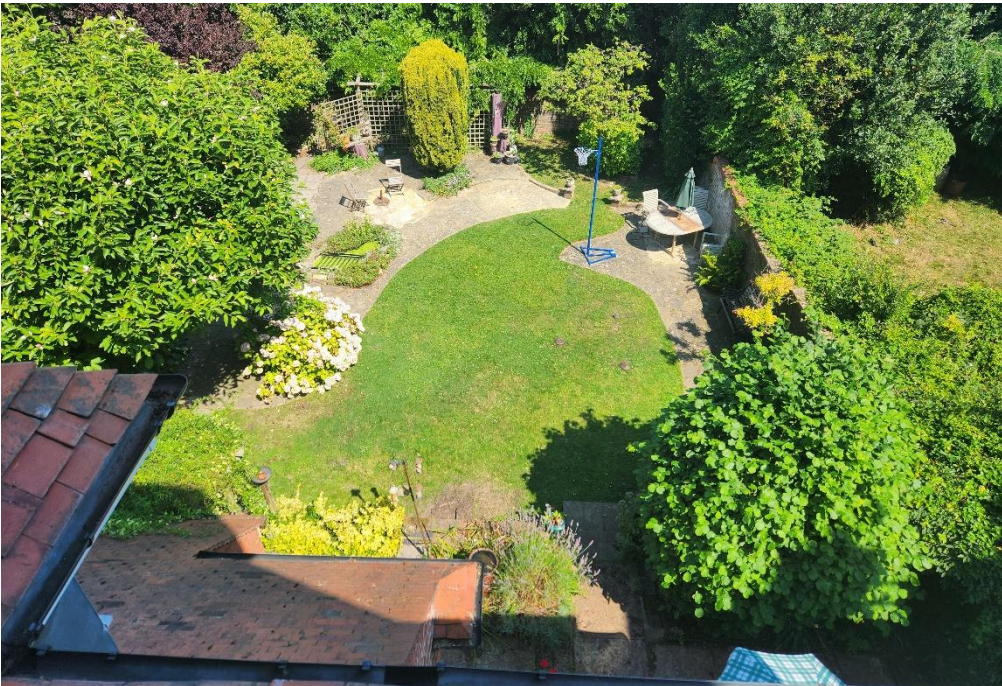
5.41m x 2.63m (17'9" x 8'7")

Attached single garage accessed via concrete drive with light and power, up-and-over door to front and wooden door to rear where a block-paved path leads past the kitchen door to the rear garden

#### Garden

Large, mature, sunny garden with a paved terrace overlooking a central lawn surrounded by a variety of paved entertaining spaces, bushes, trees and flower beds







Approximate total area <sup>(1)</sup>	290.45 m <sup>2</sup> 3126.38 ft <sup>2</sup>
Balconies and terraces	10.65 m <sup>2</sup> 114.64 ft <sup>2</sup>
Reduced headroom	10.41 m <sup>2</sup> 112.05 ft <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com

