



8 South Cliff Avenue, Eastbourne, BN20 7AH

Price £700,000 | Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A deceptively spacious six bedroom house of Edwardian character, enviably located within 200 yards of the seafront. The house forms part of a terrace of similar properties and although requiring modernisation and redecoration provides excellent potential for a fine family home. The accommodation is arranged over three floors and comprises three reception rooms, a kitchen, shower room and cloakroom on the ground floor. There are four bedrooms and a bathroom on the first floor and two further bedrooms, a second kitchen and a box room, with potential to convert into a further bathroom on the second floor. In addition there is a useful cellar with a staircase leading down from the hall. South Cliff Avenue is located just behind the Lower Meads seafront with local shopping facilities within 100 yards or so at the back of The Grand Hotel, whilst theatres together with a number of restaurants are in the immediate vicinity.





## At a Glance:

- Six bedrooms
- Three reception rooms
- Useful cellar
- Two bath/shower rooms
- Courtyard garden
- Gas central heating
- Within 200 yards of the seafront
- Scope for improvement

### Accommodation:

#### ENTRANCE LOBBY

#### HALL

#### CELLAR

24'0" (7.32m) x 6'7" (2.01m)

#### GROUND FLOOR SHOWER ROOM

#### SEPARATE WC

#### SITTING ROOM

15'6" (4.72m) x 11'8" (3.56m)

#### DINING ROOM

15'5" (4.7m) x 12'0" (3.66m)

#### BREAKFAST ROOM

12'3" (3.73m) x 11'9" (3.58m)

#### KITCHEN

9'9" (2.97m) x 7'8" (2.34m)

#### FIRST FLOOR LANDING

#### BEDROOM 1

15'5" (4.7m) x 12'0" (3.66m)

#### BEDROOM 2

15'6" (4.72m) x 11'10" (3.61m)

#### BEDROOM 3

12'3" (3.73m) x 11'8" (3.56m)

#### BEDROOM 4

9'5" (2.87m) x 6'8" (2.03m)

#### BATHROOM

#### SEPARATE WC

#### SECOND FLOOR LANDING

#### BEDROOM 5

15'9" (4.8m) x 9'7" (2.92m)

#### BEDROOM 6

13'0" (3.96m) x 12'4" (3.76m)

#### KITCHEN

12'0" (3.66m) x 6'0" (1.83m)

#### LARGE BOX ROOM

#### OUTSIDE:

#### GARDENS FRONT & REAR

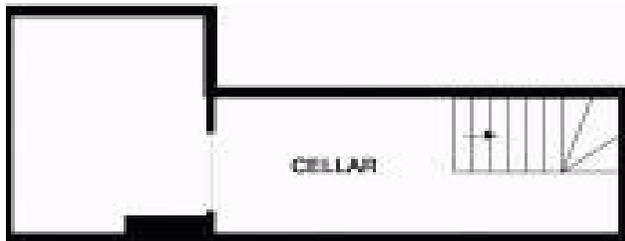
#### COUNCIL TAX:

Band "E"

#### EPC:

"E"

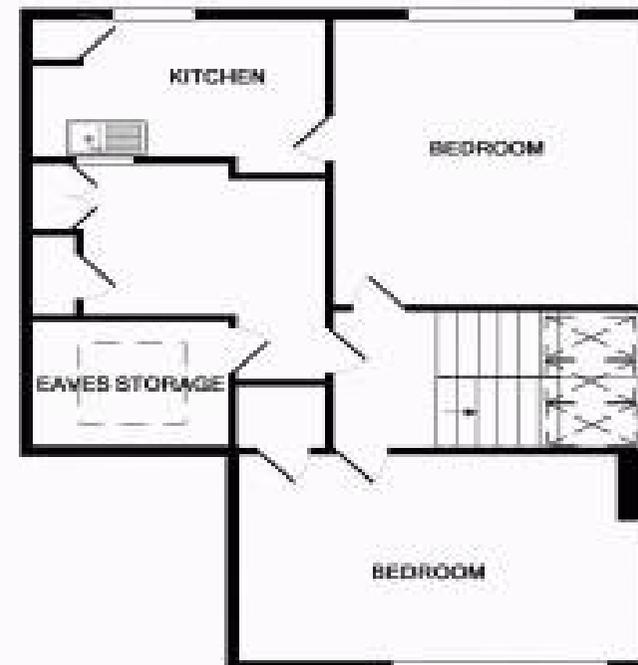
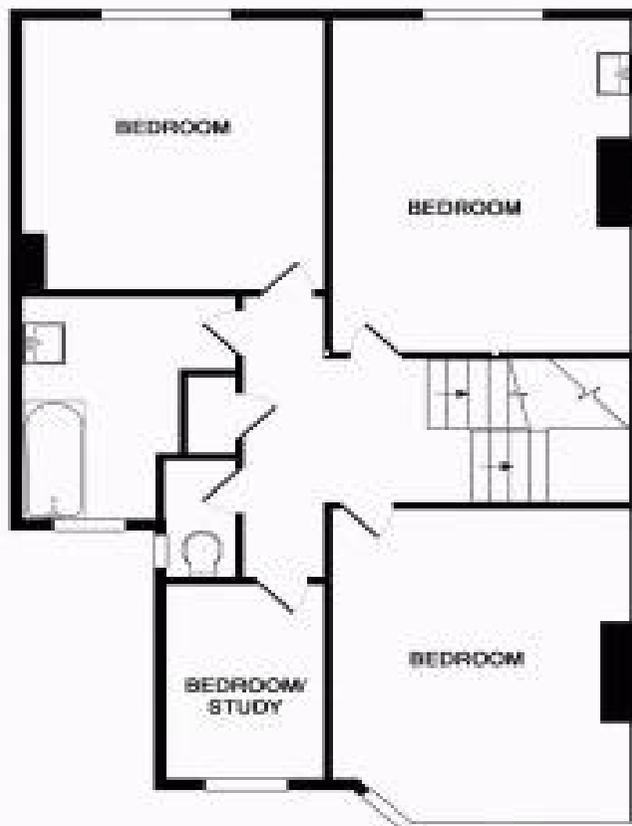
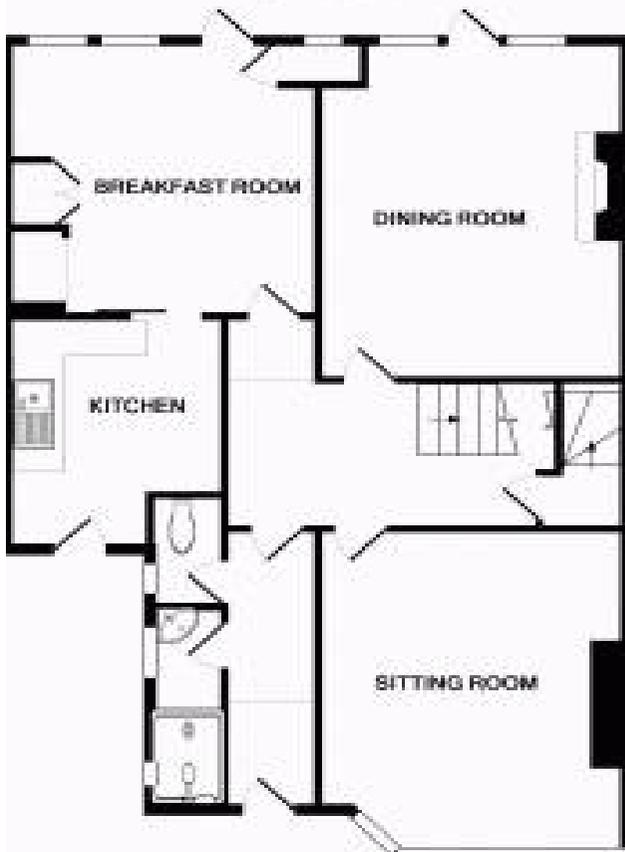




BASEMENT LEVEL  
APPROX FLOOR  
AREA 180 SQ. FT.  
(16.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2313 SQ.FT. (214.9 SQ.M.)

Measurements are for guidance only and are not intended to constitute an offer or a contract. The agent is not responsible for any errors or omissions in the information provided. The agent is not responsible for any errors or omissions in the information provided. The agent is not responsible for any errors or omissions in the information provided.



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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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