



8 Cliff Road, Eastbourne, BN20 7RU

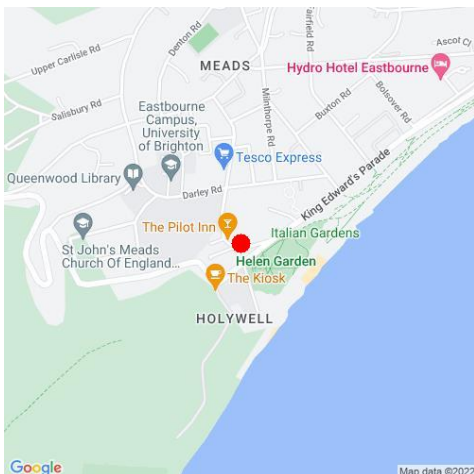
Guide Price £875,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally rare opportunity to acquire a five bedroom semi-detached house of Edwardian character, enviably located just behind Meads seafront and affording views over Holywell Gardens to The English Channel. The accommodation is arranged over three floors with a 37' living room, 17' x 18' fitted kitchen/breakfast room and sun room leading to the attractive courtyard garden on the ground floor. There are three bedrooms and two bath/shower rooms on the first floor and two further bedrooms on the second floor. Three of the bedrooms enjoy delightful sea views. Other benefits include sealed unit double glazed sash style windows and gas central heating. Parking outside of the property is restricted to residents only with parking permits.





At a Glance:

- Prime residential location just behind Meads seafront
- Sea views
- Five double bedrooms
- 37' living room
- 17' x 18' max kitchen/breakfast room
- Two bath/shower rooms
- Courtyard garden
- Sash-style double glazed windows
- Gas central heating

Accommodation:

VESTIBULE

RECEPTION HALL

LIVING ROOM

37'6" (11.43m) Max x 14'8" (4.47m)

KITCHEN/BREAKFAST ROOM

17'6" (5.33m) x 18'8" (5.69m) Max

SUN ROOM

19'2" (5.84m) x 8'10" (2.69m)

CLOAKROOM/WC

FIRST FLOOR LANDING

BEDROOM 1

18'2" (5.54m) x 17'6" (5.33m) Max

BEDROOM 3

14'9" (4.5m) x 12'3" (3.73m)

BEDROOM 4

12'10" (3.91m) x 9'8" (2.95m) Plus Recess

BATHROOM/WC

SHOWER ROOM/WC

SECOND FLOOR LANDING

BEDROOM 2

17'9" (5.41m) x 14'4" (4.37m)

BEDROOM 5

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

OUTSIDE

COURTYARD GARDEN

EPC

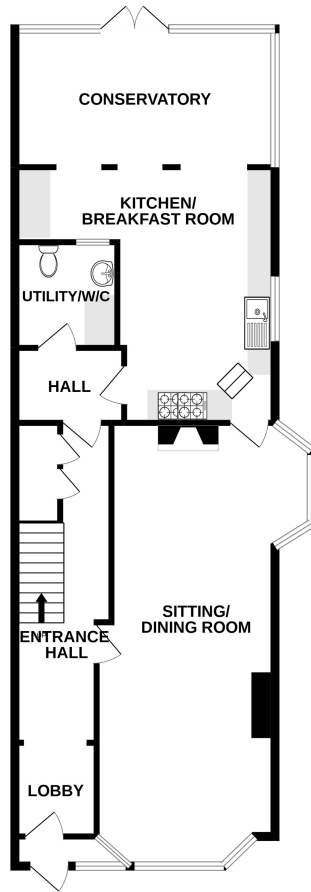
Band "D"

COUNCIL TAX

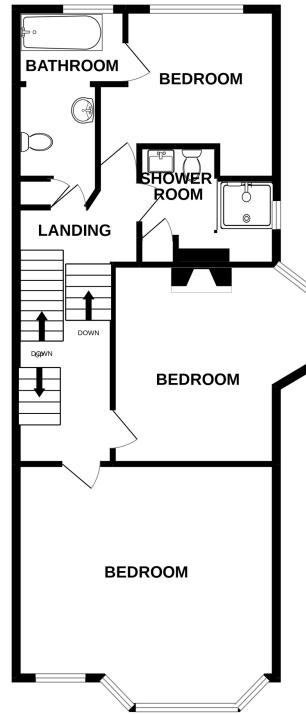
Band "F"



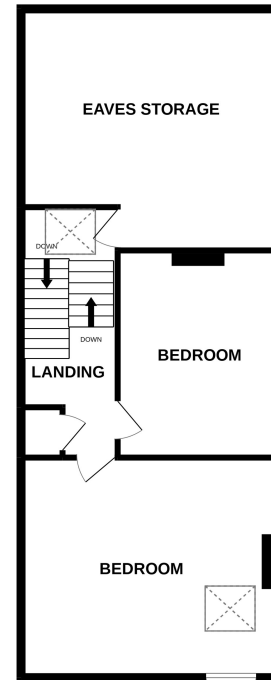
GROUND FLOOR
940 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



2ND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 2463 sq.ft. (228.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk