



15 South Cliff Avenue, Eastbourne, BN20 7AH

Price £850,000 | Freehold

LS Leaper
Stanbrook

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An outstanding six bedroom period family home located just yards from Eastbourne seafront, in Lower Meads which has been the subject of an extensive renovation by the current owners whilst retaining the period character and is presented to an exceptional standard. This stunning property enjoys accommodation arranged over 4 floors. On the ground floor there is a spacious entrance hall, sitting room with bay window and open fire and of particular note is the open plan kitchen/dining room/family room with comprehensive range of wall and base units complemented with solid Hanex work tops, range of high spec integral appliances, sink with Quooker instant boiling water tap, centre island with breakfast bar and bi-fold doors which really make the most of indoor/outdoor living. There is a ground floor wc on this level and stairs lead down to a basement level where there is a cinema room, office, laundry room and two convenient storage rooms. Stairs rise from the entrance hall to the first floor landing where there are three double bedrooms, with the principal bedroom suite boasting a stylish en-suite shower room/wc as well as a walk-in dressing area. A contemporary family bathroom is also found on this floor. Stairs then lead to the top floor landing where there are another three double bedrooms and a modern shower room/wc. There is a low maintenance rear garden with built in seating and a useful outside storage area to the side. The property enjoys stylish window shutters and built in bluetooth speakers throughout as well as gas central heating and double glazing. An internal viewing is highly recommended to appreciate the many merits this wonderful property has to offer.





At a Glance:

- Substantial six bedroom period house
- Just yards from Eastbourne seafront
- Beautifully presented throughout
- Stunning open plan kitchen ,dining room, family room
- Stylish family bathroom, en-suite shower room and further shower room
- Sitting room with open fire
- Many original features
- Fitted window shutters and built in bluetooth speakers
- Low maintenance garden



Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

15'4" (4.67m) Into Bay x 11'9" (3.58m)

OPEN PLAN KITCHEN/FAMILY ROOM/DINING

34'5" (10.49m) x 24'0" (7.32m) Max

WC

STAIRS FROM ENTRANCE HALL DOWN TO BASEMENT AREA

OFFICE

14'9" (4.5m) x 10'3" (3.12m)

CINEMA ROOM

13'9" (4.19m) x 10'0" (3.05m)

LAUNDRY ROOM

8'7" (2.62m) x 0" (0m)

WALK-IN STORAGE CUPBOARD

LARDER CUPBOARD

STAIRS FROM ENTRANCE HALL LEADING TO:-

FIRST FLOOR LANDING

BEDROOM 1

15'6" (4.72m) Into Bay x 11'9" (3.58m)

EN-SUITE SHOWER ROOM

WALK-IN DRESSING ROOM

BEDROOM

15'4" (4.67m) x 10'8" (3.25m)

BEDROOM

11'9" (3.58m) x 11'8" (3.56m)

FAMILY BATHROOM

STAIRS FROM FIRST FLOOR LANDING TO:-

SECOND FLOOR LANDING

BEDROOM

14'7" (4.45m) x 13'2" (4.01m)

BEDROOM

15'7" (4.75m) x 10'0" (3.05m)

BEDROOM

14'7" (4.45m) x 10'8" (3.25m)

SHOWER ROOM

OUTSIDE:

FRONT & REAR GARDENS

COUNCIL TAX:

Band "E"

EPC:

D



TOTAL FLOOR AREA : 2913 sq.ft. (270.6 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.

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