



**18 Clifford Avenue, Old Town,
Eastbourne, BN21 1XL
£490,000**

Rager & Roberts



18 Clifford Avenue, Old Town, Eastbourne, BN21 1XL

An unusually spacious 5 bedroom detached house recently extended and luxuriously appointed.

large entrance lobby • entrance hall • cloakroom with wc • sitting room • large study • spacious 18' newly fitted kitchen/dining room • utility room
5 bedrooms • new en suite shower room • spacious newly fitted bathroom • double glazing and gas fired central heating
easily maintained secluded level garden • integral garage and generous off road car parking space.

Description

An unusually spacious 5 bedroom detached house recently extended and luxuriously appointed. The well presented accommodation offers great potential for a family home and also for the purpose of working from home with the extended 14' study overlooking the rear garden. Only an inspection will convey the appeal of this fine home. **Early vacant possession available.**

Location

Clifford Avenue forms part of one of the most exclusive residential areas of Old Town and is well placed for a range of local popular schools and shopping facilities. With scenic downland offering wonderful recreational opportunity to the west the property is also well placed for the amenities of the town centre with its new Beacon shopping centre. There are main line rail services from Eastbourne to London Victoria and to Gatwick. Sporting facilities in the area include 3 principal golf courses and one of the largest sailing marinas on the south coast.

The property is approached by its private entrance drive and wide entrance forecourt which affords generous off road car parking space. Double glazed front door to the

Wide Entrance Porch with inner front door to

Entrance Hall with radiator, deep storage cupboard below stairs.

Cloakroom with wash basin, low level wc and extractor fan.

Sitting Room 13'7"x12'5" (4.14mx3.78m) with open fireplace, radiator.

Spacious open plan Kitchen/Dining Room 18'9"x10'8" (5.72mx3.25m) with attractive garden aspect and newly equipped with extensive range of solid oak working surfaces with drawers and cupboards below and matching wall cabinets over, inset stainless steel double bowl sink unit with mixer tap, integrated appliances include the Bosch double oven with grill and four ring induction Bosch hob with filter hood over, integrated Bosch dishwasher, space for a large fridge/freezer, large radiator, engineered oak finished flooring, double glazed doors give access to garden and there is access to the rear lobby.

Utility Room 9'4"x5'2" (2.84mx1.57m) with stainless steel sink unit with mixer tap and worktop with cupboards below and matching wall cabinets over, plumbing for washing machine, tiled floor and door to integral garage.

Spacious Study/Home Office 14'3"x9'3" (4.34mx2.82m) into the wide recess and with attractive garden aspect, radiator, double glazed sliding patio door to the rear garden.

The staircase rises from the entrance hall to the large **First Floor Landing** with linen storage cupboard and retractable ladder access to the large loft space.

Bedroom 1 13'7"x10'9" (4.14mx3.28m) with radiator and outstanding views toward the downs.

Bedroom 2 12'8"x9'6" (3.86mx2.9m) with fitted mirror fronted wardrobe cupboard, radiator and fine view towards the downs.

Bedroom 3 19'8"x9'2" (6mx2.8m) to include the depth of the deep and wide recess, radiator and door to **Newly fitted en suite Shower Room** with large shower with wall mounted rain shower over, pedestal wash basin, low level wc, heated towel rail and extractor fan.

Bedroom 4 10'9"x8'9" (3.28mx2.67m) with radiator.

Bedroom 5 7'6"x6'5" (2.29mx1.96m) with radiator and view to the downs.

Spacious Bathroom with white suite comprising panelled bath with mixer tap and shower attachment, large corner shower unit with wall mounted shower fittings, wash basin with cabinet below, low level wc, radiator, extractor fan and window.

Outside

An attractive feature of the property is the secluded rear garden which extends to a depth of about 30' with a similar width and is mainly lawned for ease of maintenance with a paved terrace flanking the rear elevation with access from the sitting/dining room and the study. There is gated side access.

Integral Garage 16'2"x9'6" (4.93mx2.9m) with automatic roller door, power and light points, hose tap and Worcester wall mounted gas fired boiler.

The entrance drive provides **generous off road car parking space.**

Tenure Freehold

TOWN CENTRE OFFICE

36 Cornfield Road
 Eastbourne BN21 4QH
 Tel: 01323 430133
 Fax: 01323 430144

OLD TOWN OFFICE


117 Green Street
 Eastbourne BN21 1RS
 Tel: 01323 419911
 Fax: 01323 641941

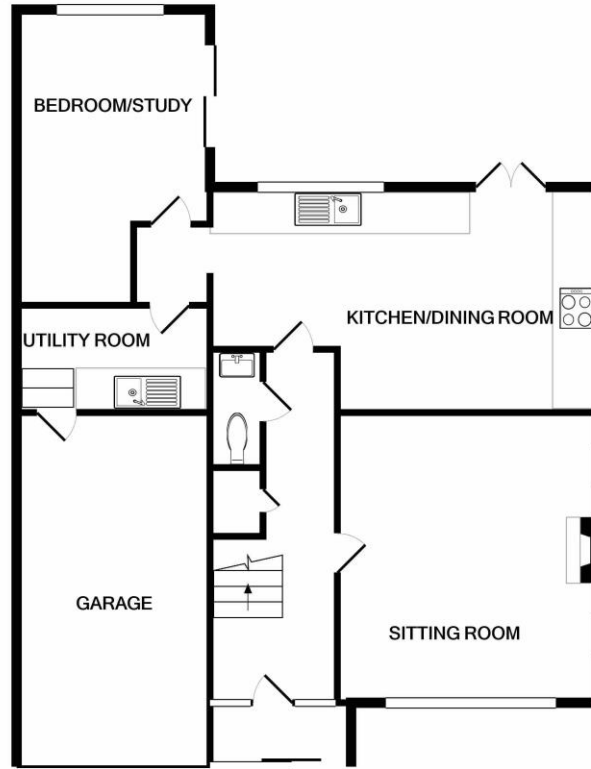
ALFRISTON

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 Alfriston BN26 5UG
 Tel: 01323 871171
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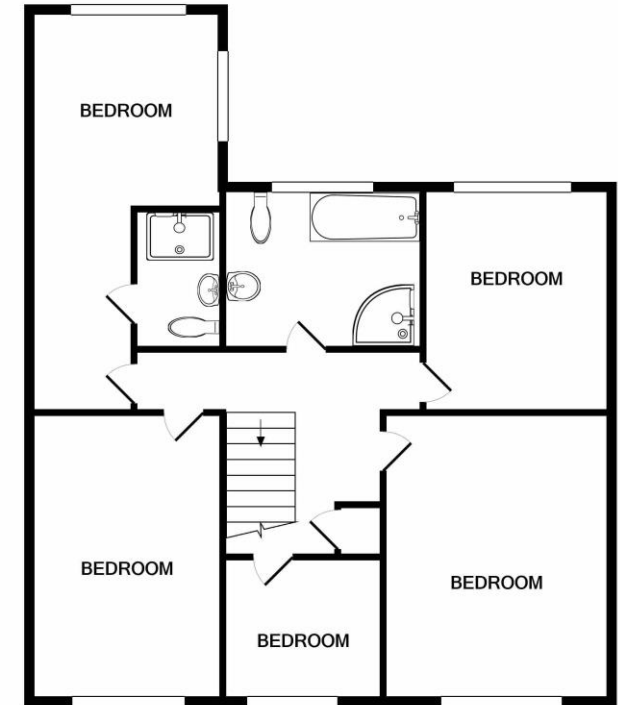
e-mail: sales@ragerroberts.co.uk

website: www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	71
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
 APPROX. FLOOR
 AREA 811 SQ.FT.
 (75.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 759 SQ.FT.
 (70.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1570 SQ.FT. (145.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.