

10 Meads Brow, Eastbourne,  
BN20 7UP

Freehold

£1,150,000



4 Bedroom 3 Reception 3 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Exceptional detached dwelling situated in an exclusive setting with outstanding views over Meads out to the English Channel and the foot of the Sussex Downs. Comprising; four double bedrooms, two en-suites, family shower room, three reception rooms, generous utility room, integral double garage, brick laid driveway for several vehicles, private terrace accessed via the lounge and observatory/office, fitted kitchen and a south facing rear garden. Meads Brow is one of Eastbournes premier postcodes whilst sitting adjacent to Meads Street, the seafront and the South Downs National Park.

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## Main Features

- Exclusive Meads Brow Detached House on Corner Plot with Stunning Views
- 4 Bedrooms
- Cloakroom
- Lounge
- Dining Room
- Office/Observatory
- Kitchen/Breakfast Room & Utility Room
- En-Suite Bath & Shower Room/WC to Master Bedroom & Additional En-Suite Shower Room/WC & Family Shower Room/WC
- Double Garage & Driveway for 4 Vehicles
- Beautiful Views Across the sea & Eastbourne

**Entrance Hallway**  
Radiator. Double glazed window to front aspect.

**Inner Hallway**  
Radiator. Hanging area for coats.

**Cloakroom**  
Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

**Lounge**  
24'1 x 16'8 (7.34m x 5.08m)  
Radiators. Gas fireplace. Double glazed doors to balcony with sea views. Adjoining door to dining room.

**Dining Room**  
15'11 x 11'9 (4.85m x 3.58m)  
Radiator. Double glazed window to side aspect. Adjoining to lounge. Opening to-

**Office/Observatory**  
11'9 x 8'11 (3.58m x 2.72m)  
Radiator. Triple aspect with double glazed windows to rear and side and double glazed doors to balcony.

**Kitchen/Breakfast Room**  
16'0 x 11'6 (4.88m x 3.51m)  
Wall and base units. Worktops. Integral oven, microwave, hob, extractor cooker hood, fridge and dishwasher. One and a half bowl sink unit. Radiator. Dual aspect with double glazed windows to front and rear aspect.

**Stairs to Lower Landing:**  
Radiator. Airing cupboard. Boiler cupboard. Storage space under stairs. Double glazed door to rear garden.

**Utility Room**  
15'11 x 11'9 (4.85m x 3.58m)  
Radiator. Base units. Worktops. Sink. Space and plumbing for washing machine and tumble dryer. Double glazed window to side aspect.

**Bedroom 1**  
15'6 x 11'7 (4.72m x 3.53m)  
Radiator. Built in wardrobes. Dual aspect with double glazed windows to rear and side aspect.

**En-Suite Bath & Shower Room/WC**  
Shower cubicle. Bath. Bidet. Low level WC. Radiator. Double glazed window to side aspect.

**Bedroom 2**  
13'11 x 11'11 (4.24m x 3.63m)  
Radiator. Built in wardrobes. Double glazed window to rear aspect.

**En-Suite Shower Room/WC**  
Shower cubicle. Low level WC. Wash hand basin. Electric radiator.

**Bedroom 3**  
11'10 x 7'11 (3.61m x 2.41m)  
Radiator. Built in wardrobe. Double glazed window to rear aspect. (Currently arranged as an office).

**Bedroom 4**  
12'8 x 7'9 (3.86m x 2.36m)  
Radiator. Built in wardrobe. Double glazed window to side aspect.

**Family Shower Room/WC**  
Shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Extractor fan.

**Double Garage**  
19'4 x 16'1 (5.89m x 4.90m)  
With electric door, lighting and power. Internal door to entrance hall.

**Outside**  
Rear Garden: Primarily laid to lawn with a patio seating area to the side and mature shrubbery to borders.

Front Garden: Side access to rear garden via secure gate.

**Parking**  
Brick laid driveway for multiple cars.

EPC = C

Council Tax Band = G