

Freehold

6 Meads Street,
Eastbourne, BN20 7QT

Guide Price
£800,000 - £825,000



6 Bedroom 3 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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Elegant, grandeur and versatile is this Edwardian semi detached residence in the exclusive Meads Village area of Eastbourne. Accommodation spanning four floors and arranged as a six bedroom house with three reception rooms but could also suit co-living families with the prospect of two individual units whereby the top floor could be a self contained apartment with a private entrance accessed via a staircase to the rear of the building. The property has been much improved and viewing comes highly advised to appreciate the balance of period features and modern touches. The vendors are currently suited so could accommodate a swift completion.

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Main Features

- Edwardian Style Semi Detached House with Option Of A Self Contained Second Floor Apartment
- 6 Bedrooms
- Sitting Room
- Dining Room
- Spacious Refitted Kitchen/Breakfast Room
- 3 Bathrooms
- 2 Cellars
- Attractive South Facing Garden
- Period Features

Spacious Reception Hall
Radiators. Staircase with period detail.

Sitting Room
16'10 x 13'7 (5.13m x 4.14m)
Edwardian fire with surround and log burning stove inset into open hearth.
Radiators. Pine flooring. Southerly aspect and casement doors to rear garden.

Dining Room
16'9 x 13'7 (5.11m x 4.14m)
Radiator. Pine flooring. Period style fire surround with open hearth.

Spacious Refitted Kitchen/Breakfast Room
19'5 x 10'11 (5.92m x 3.33m)
Extensive range of polished Quartz style worktops with soft closing drawers and cupboards below. Matching range of wall cabinets. Stainless steel sink unit with mixer tap. Integrated units including Rangemaster range style double oven with grill and five gas hobs, electric plate with filter hood over, dishwasher, built in washer/dryer, refrigerator and freezer. Radiator. Ceiling lights. Door to side access. Door to-

Cloakroom
Wash hand basin with cabinet below. Radiator. Door to-

Separate WC
Low level WC. Radiator. Window.

Staircase from Reception Hall to Lower Ground Floo

Cellar Rooms
11' x 7'8 / 9' x 8'4 (3.35m x 2.34m / 2.74m x 2.54m)
Two useful cellar rooms providing very generous storage space.

Staircase from Ground to First Floor Landing:
Radiator. Linen storage cupboard housing hot water cylinder. Additional built in wardrobe cupboard.

Bedroom
18'6 x 16'7 (5.64m x 5.05m)
Radiators. Bay window. Door to-

En-Suite Shower Room/WC
Shower unit with wall mounted shower. Wash hand basin. Low level WC.
Radiator. Extractor fan. Window.

Bedroom
14'1 x 12'10 (4.29m x 3.91m)
Extensive range of fitted floor to ceiling wardrobe and storage cupboards.
Radiator. Window.

Bedroom
10'11 x 7'2 (3.33m x 2.18m)
Radiator. Window.

Bathroom/WC
Panelled bath with mixer tap and multi jet wall mounted shower and shower screen. Wash hand basin. Low level WC. Radiator. Extractor fan. Window.

First to Second Floor Landing:
This second floor can be contained as a second floor apartment. Staircase rising to Large Second Floor Landing with double glazed Velux style window.

Bedroom/Sitting Room
14'3 x 13'4 (4.34m x 4.06m)
Period style fireplace. Radiator. Window with delightful garden aspect and views towards the South Downs.

Kitchen/Breakfast Room
11'5 x 11'5 (3.48m x 3.48m)
Range of worktop with drawers and cupboards below and matching wall cabinets over. Stainless steel sink unit with mixer tap. Integrated brush steel finished oven and four ring ceran hob with filter over. Plumbing for washing machine and dryer. Radiator.

Bedroom
13'5 x 10'0 (4.09m x 3.05m)
Period style fireplace. Radiator. Window.

Bedroom
13'2 x 7'10 (4.01m x 2.39m)
Radiator. Window.

Spacious Bathroom/WC
White suite comprising of period style roll top bath with wall mounted multi jet shower above. Wash hand basin into period style cabinet with marble top. Low level WC. Heated towel rail. Extractor fan. Window.

Outside
A charming feature of this property is its compact and easily maintained and mainly walled rear garden which is arranged to the front and rear. The rear garden extends to a depth of approximately 35' and secures a south westerly aspect. The upper are of the garden is lawned and flanked by borders which contain a wide variety ornamental shrubs and plants. A wide terrace flanks the rear elevation also securing a south westerly aspect. There is gated side access and an integral store.

Council Tax Band = D

EPC = D