



**Denton Mount, 11 Denton Road, Eastbourne, BN20 7SS**

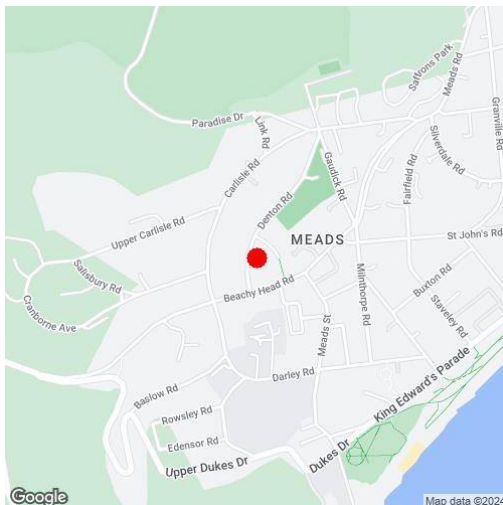
**£1,100,000 - £1,200,000 | Freehold**

**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**

\* £1,100,000 - £1,200,000\* A truly exceptional five bedroom detached residence of charming character set within sizeable southerly facing gardens in this exclusive location in the heart of Meads. Meads Mount is believed to have been constructed in the 1920's and presents a most attractive appearance with brick and tile hung elevations beneath a tiled roof and was substantially refurbished by the present owners when they purchased the house some 25 years ago. Well screened from the road and accessed via a brick paviour in/out driveway, the accommodation includes a generous oak panelled reception hall, three reception rooms, with the sitting room providing access to the rear garden. The kitchen/breakfast room has an adjacent utility room and there is also a cloaks/shower room on the ground floor. An oak staircase rises to the first floor landing with a delightful stained glass window set within stone mullions where the five generous bedrooms and two further bath/shower rooms are situated. There is excellent loft space that could be converted to additional accommodation, subject to any necessary consents being obtained. Meads mount enjoys a pleasant garden setting with the southerly facing rear garden extending to some 100'. It is principally laid to lawn with terrace areas and mature trees and shrubs that provide considerable seclusion. There is ample off-road parking in addition to the integral garage at the front of the house and other benefits include gas central heating and sealed unit double glazed windows. Meads village with its range of shopping facilities and restaurants are within a half mile and the seafront is just a little further. An internal inspection is essential to appreciate the merits of this exceptional home.





### At a Glance:

- Outstanding detached residence of fine character
- Favoured Meads location
- Five bedrooms
- Three reception rooms
- Three bath/shower rooms
- Delightful secluded southerly facing rear garden
- Garage and in/out driveway
- Gas central heating and Sealed unit double glazing
- No onward chain

### Accommodation:

**PORCH**

**VESTIBULE**

**HALL**

**SITTING ROOM**

18'6" (5.64m) x 15'0" (4.57m) Into Bay

**DINING ROOM**

14'6" (4.42m) x 12'6" (3.81m)

**STUDY**

9'6" (2.9m) x 9'6" (2.9m)

**KITCHEN/BREAKFAST ROOM**

14'0" (4.27m) x 11'6" (3.51m) plus 8'9" x 6'8"

**UTILITY ROOM**

8'0" (2.44m) x 5'10" (1.78m)

**CLOAKROOM / SHOWER ROOM**

**LANDING**

**BEDROOM 1**

16'0" (4.88m) x 12'6" (3.81m)

**BEDROOM 2**

15'0" (4.57m) x 12'6" (3.81m)

**BEDROOM 3**

15'0" (4.57m) x 12'8" (3.86m)

**BEDROOM 4**

12'6" (3.81m) x 9'6" (2.9m)

**BEDROOM 5**

9'8" (2.95m) x 8'0" (2.44m) Into Recess

**BATHROOM / WC**

**SHOWER ROOM / WC**

**OUTSIDE:**

**GARDENS FRONT & REAR**

**GARAGE**

**COUNCIL TAX:**

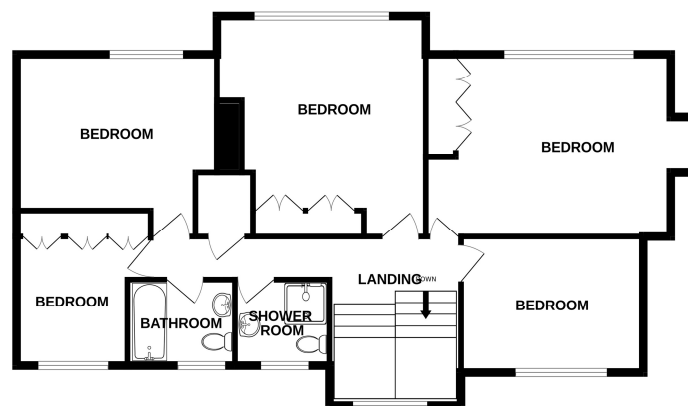
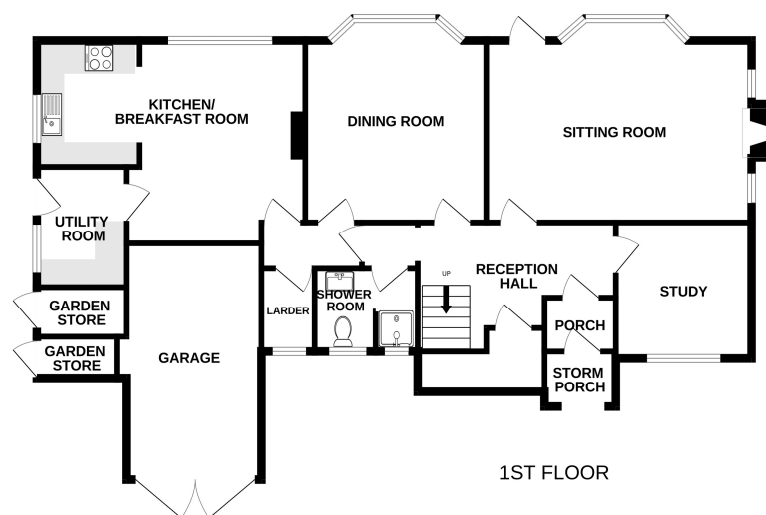
Band 'G'

**EPC:**

'D'



## GROUND FLOOR



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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