



10 Meads Brow, Eastbourne, BN20 7UP

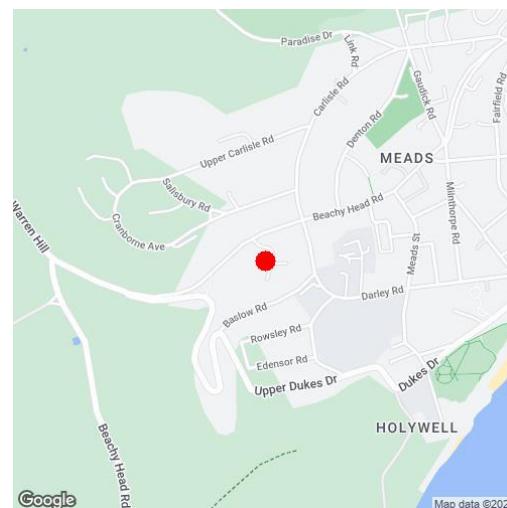
Price £1,000,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
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An outstanding four bedroom detached residence with large integral double garage situated in one of the most desirable positions within the exclusive Meads Brow development in Meads, taking full advantage of its elevated location to command spectacular views over Eastbourne to the sea. Arranged on two levels, the property provides bright and well planned accommodation that has been thoughtfully designed with all of the principal rooms arranged at the rear of the house to take full advantage of the southerly aspect and glorious views. The ground floor accommodation comprises a spacious reception hall and a most impressive 24' x 16' sitting room which provides access onto the 23' x 8' south facing rear terrace. The 16' x 11' dining room leads into the third reception room/study which also enjoys access onto the terrace. The beautifully appointed 16' x 11' kitchen/breakfast room has a comprehensive range of oak fronted wall and base units beneath contoured work surfaces, with a fitted breakfast bar together with integrated appliances which include an AEG oven and a combination microwave, a Neff hob, and a dishwasher. The four, (originally five) bedrooms are arranged on the garden floor level and have direct access onto the south facing rear gardens. The master bedroom suite has a generous and well appointed en-suite bathroom with both a bath and shower cubicle, whilst the second double bedroom also enjoys the benefit of a well appointed en-suite shower room. The other bedrooms are served by the family shower room and there is also a 16' x 12' utility room which was originally the fifth bedroom. Meads Brow is adjacent to the South Downs with easy access to open countryside, whilst Meads Street shopping facilities are within a half mile and the seafront just a little further.





## At a Glance:

- Exclusive Meads Brow setting
- Wonderful sea views
- Four (originally five) bedrooms
- Three reception rooms
- Well equipped kitchen/breakfast room and large utility room
- Three bath/shower rooms
- Double garage
- Gas central heating and sealed unit double glazing
- Exceptionally well appointed and presented throughout



## Accommodation:

### FRONT DOOR

**RECEPTION HALL**  
16'8" (5.08m) x 15'0" (4.57m)

### CLOAKROOM

### SEPARATE WC

**SITTING ROOM**  
24'8" (7.52m) x 16'8" (5.08m)

**SOUTH FACING TERRACE**  
23'0" (7.01m) x 8'0" (2.44m)

**DINING ROOM**  
16'2" (4.93m) x 11'10" (3.61m)

**TRIPLE ASPECT STUDY/THIRD RECEPTION ROOM**  
12'0" (3.66m) x 9'8" (2.95m)

**KITCHEN/BREAKFAST ROOM**  
16'6" (5.03m) x 11'8" (3.56m)

**STAIRS LEADING DOWN TO GARDEN FLOOR LEVEL**

**DOUBLE ASPECT MASTER BEDROOM**  
15'10" (4.83m) x 11'10" (3.61m)

### EN-SUITE BATH/SHOWER ROOM

**BEDROOM 2**  
14'0" (4.27m) x 12'2" (3.71m)

### EN-SUITE SHOWER ROOM

**BEDROOM 3**  
12'0" (3.66m) x 8'0" (2.44m)

**BEDROOM 4**  
12'8" (3.86m) x 8'0" (2.44m)

### FAMILY SHOWER ROOM

### INNER HALL

**UTILITY ROOM (previously bedroom 5)**  
16'0" (4.88m) x 12'0" (3.66m)

**OUTSIDE:**  
GARDENS TO THE FRONT AND REAR

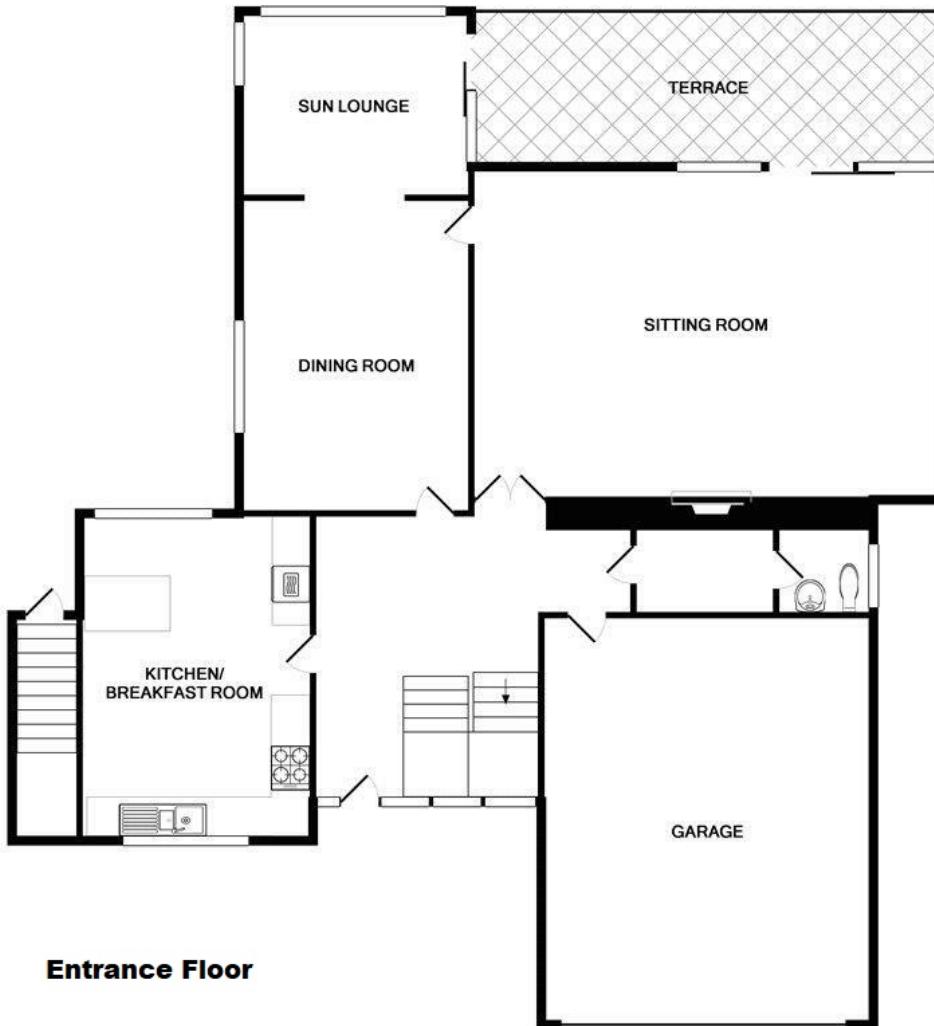
**INTEGRAL DOUBLE GARAGE**  
20'8" (6.3m) x 16'8" (5.08m)

**COUNCIL TAX:**  
Band 'G'

**EPC:**  
'C'



**Garden Floor**



**Entrance Floor**

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 misdescription. This plan is for illustrative purposes only and should be viewed as such by any prospective purchaser.  
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**Leaper Stanbrook**

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