



St Margaret`s, 99 Carlisle Road, Eastbourne, BN20 7TD

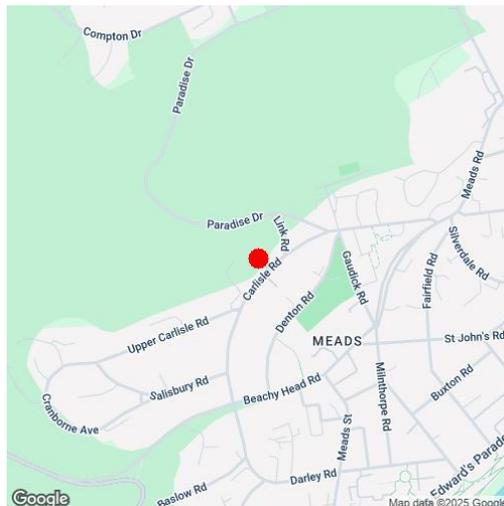
Guide Price £950,000 – £1,000,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

GUIDE PRICE £950,000- £1,000,000- FOR SALE BY PUBLIC AUCTION 26th March 2026- JOINT AUCTIONEERS CLIVE EMSON www.cliveemson.co.uk/properties/264/45234/C. A rare opportunity to acquire one of Eastbourne's finest and most important private residences understood to have been constructed in 1911 and designed by the highly regarded architect J.N. Randall-Vining, for one of the directors of Liberty department store. Comprising over 780 square metres of accommodation over three floors. St Margaret's was given a Grade II listing in 1979 and converted a year later into a 19 bedroom care home. Planning permission has been conditionally granted to convert the property back to a single private residence to reinstate, as far as possible, the original layout. The Edwardian interior is still present to the majority of the ground floor and is particularly prevalent in the lobby, the grand reception hall, the dining room, the communal lounge, and one of the resident rooms. The period detailing is largely intact to the ground floor, including panelled walls, fireplaces and intricate plaster cornices and ceiling detail, although there are some areas that require reparations. The planning permission consents for a seven bedroom property with five reception rooms. On the ground floor there is to be a billiard room, living room, dining room, a separate kitchen, and a library. On the first floor are five bedrooms which includes a master suite with dressing room and bathroom, a second bathroom, play room, and an office for occasional working from home arrangements. On the second floor is an informal home cinema, a play room, dressing rooms, two bedrooms and a bathroom. St Margaret's is approached by an in/out driveway and is set within sizeable south facing gardens. There is ample off-road parking in addition to a double garage. Located in the heart of Meads, the Meads village shopping facilities, restaurants, cafes and two public houses are within a quarter of a mile or so, with access to The South Downs National Park within 200 yards and the seafront within a half mile. St Andrews prep school is also in the immediate vicinity. This is undoubtedly a very rare opportunity to acquire an outstanding home of exceptional Edwardian character not to be missed. Further information on the planning approval are available on request.





At a Glance:

- Rare opportunity to reinstate one of Eastbourne's finest and most important private homes
- 780 sq. metres of accommodation over three floors
- Exquisite Edwardian detail to much of the ground floor
- Seven bedrooms and five reception rooms
- Additional recreational rooms and offices
- Delightful southerly facing garden
- Ample parking in addition to a double garage

Accommodation:

Proposed accommodation

LOBBY

RECEPTION HALL
21'0" (6.4m) x 20'0" (6.1m) Max

DRAWING ROOM
28'3" (8.61m) Into Bay x 24'0" (7.32m)

ORANGERY
25'10" (7.87m) x 8'0" (2.44m)

BILLIARDS ROOM
23'0" (7.01m) Into Bay x 28'2" (8.59m)

DINING ROOM
27'0" (8.23m) Into Bay x 22'8" (6.91m)

LIBRARY
12'6" (3.81m) x 12'0" (3.66m)

KITCHEN
13'2" (4.01m) x 12'6" (3.81m)

CLOAKROOM/WC

FIRST FLOOR LANDING

MASTER BEDROOM
with en-suite dressing room and bathroom

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 5

PLAYROOM

STUDY/OFFICE

FAMILY BATHROOM

SECOND FLOOR

BEDROOM 6

BEDROOM 7

RECREATION ROOM 1

RECREATION ROOM 2

DRESSING ROOM 1

DRESSING ROOM 2

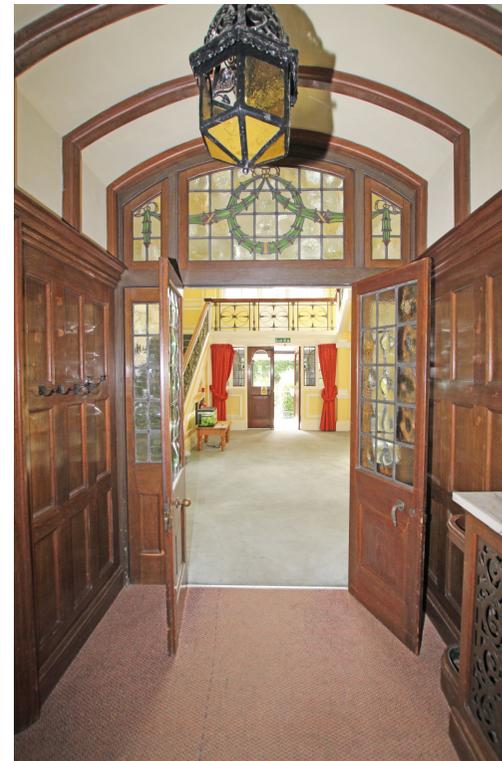
BATHROOM 3

COUNCIL TAX:
Band 'H'

EPC:

to be confirmed

PLEASE NOTE: The floor plan and room descriptions are as portrayed in the planning approval to mirror as far as possible the accommodation of the original house design and not as currently arranged.





Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation (Section)

Barge boards to be repainted black to match existing.

Existing timber casement windows to be restored and repainted to match existing.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

Do not scale from this drawing. Work to figured dimensions only.

Dimensions to be taken on site prior to manufacture, fabrication or installation.

These drawings are general arrangement drawings only. These should not be used for construction purposes.

Job Title	Drawing Name	Scale	Status	Job No.	Eng. No.	Rev.	Rev.	Date	Revision Details
St. Margaret's	Proposed Plans and Elevations	1:200 @ A1 	Planning	265	63	-			

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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