



WELCOME TO MEADS COLLECTION

THE MEADS COLLECTION IS A LANDMARK RESIDENTIAL DEVELOPMENT SET WITHIN THE GROUNDS OF A FORMER PRIVATE SCHOOL, IN ONE OF EASTBOURNE'S MOST EXCLUSIVE ADDRESSES.

THE DEVELOPMENT DELIVERS TWO STUNNING A-RATED DETACHED FAMILY HOMES ALONGSIDE THE BEAUTIFULLY RESTORED BOSTON HOUSE, A STRIKING PERIOD BUILDING WHICH WILL DELIVER 22 TRULY EXCEPTIONAL APARTMENTS.

THE MEADS COLLECTION OCCUPIES AN ELEVATED POSITION WITHIN THE MEADS, OFFERING A RARE OPPORTUNITY TO SECURE A NEWLY CONSTRUCTED FAMILY HOME WHICH SEAMLESSLY BLENDS HISTORIC CHARACTER WITH CONTEMPORARY SOPHISTICATION.

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TWO EXCEPTIONAL
FAMILY HOMES,
NEWLY BUILT WITHIN
THE GROUNDS OF
A LANDMARK
EASTBOURNE
ADDRESS - DESIGNED
FOR PRIVACY, SPACE,
AND EVERYDAY
ELEGANCE.

HISTORY

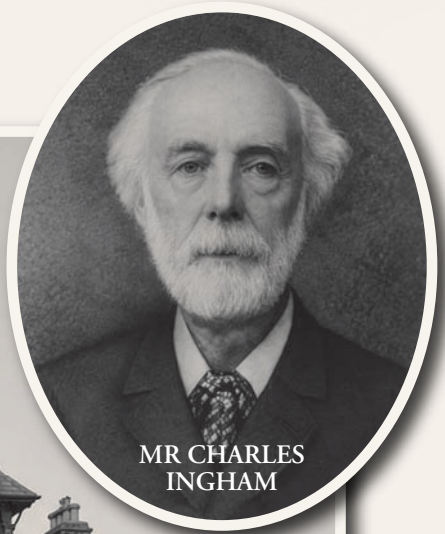
THE MEADS COLLECTION IS THE NEXT PHASE IN THE HISTORY OF THIS REMARKABLE SITE, ONE WITH A LEGACY OF EXCELLENCE.

The story began in 1875, when visionary educator Charles Ingham founded the Moira House Ladies' High School.

After early years in Bournemouth, the school settled in Eastbourne in the late nineteenth century, growing into a campus of exceptional distinction - anchored by the turreted grandeur of Boston House and the elegant Victorian villas of Moira House and Dunn House, set within mature gardens and playing fields.

For well over a century the school flourished, weathering evacuation during the Second World War and shaping generations of pupils in a spirit of respect and community.

In 1975 this spirit was enshrined in its enduring motto, Nemo A Me Alienus - 'Other People Matter' - a philosophy that continued to define Moira House until its closure in 2020.



THE APARTMENTS

ENTERING ITS NEXT CHAPTER, THE BOSTON HOUSE BUILDING HAS BEEN RE-DESIGNED TO PROVIDE EXCEPTIONAL APARTMENTS WITHIN A STUNNING VICTORIAN BUILDING.

The apartments have been sympathetically designed with their 19th Century form in mind. Many of its period architectural features have been replicated or reinstated, returning this building to its original grandeur.

Spread over five substantial floors, it contains 22 prestigious one, two and three bedroom apartments and penthouses which provide the same sense of grandeur envisioned by the original Victorian architects.

The attention to detail is also displayed within the communal hallways and entrance where luxurious finish, period features and opulent palette can be found from the moment you enter the building.

Boston House now presents a rare opportunity: to become part of an evolving legacy – a place where history, architecture and modern design are seamlessly intertwined, creating homes defined not only by their quality and craftsmanship, but by the story they carry forward.

A NEW CHAPTER IN TIMELESS LIVING





BEYOND THE FRONT DOOR

BEYOND YOUR FRONT DOOR, THE VERY BEST OF COASTAL AND COUNTRY LIVING UNFOLDS.

A SHORT, LEISURELY STROLL CONNECTS YOU TO THE PRISTINE, PEACEFUL SHORELINE AT HOLYWELL BEACH, WHILE THE MAJESTIC TRAILS OF THE SOUTH DOWNS NATIONAL PARK OPEN UP RIGHT FROM YOUR DOORSTEP.

THE MEADS COLLECTION OFFERS AN EXTRAORDINARY LIFESTYLE OF PRIVACY, PRESTIGE, AND ENDURING COASTAL ELEGANCE.

THE MEADS
COLLECTION OFFERS
A RARE OPPORTUNITY
TO SECURE A FAMILY
HOME, CRAFTED WITH
AN UNCOMPROMISING
ATTENTION TO DETAIL.





THE MEADS

POSITIONED PRECISELY WHERE THE ROLLING HILLS OF THE SOUTH DOWNS NATIONAL PARK FRAME AN EXPANSIVE PANORAMIC VIEW OF THE ENGLISH CHANNEL, THE MEADS PLACES A SPECTACULAR NATURAL LANDSCAPE RIGHT OUTSIDE YOUR DOOR.

A short stroll leads down to the secluded seafront at Holywell, where manicured promenades descend to peaceful beaches. These luxury residences provide an extraordinary sanctuary, an exclusive gateway to a lifestyle of rich heritage, natural beauty, and contemporary coastal sophistication.



NESTLED DISCREETLY BETWEEN EASTBOURNE'S BUSTLING CENTRE AND THE DRAMATIC CLIFFS OF BEACHY HEAD, MEADS VILLAGE REPRESENTS THE ABSOLUTE PINNACLE OF REFINED COASTAL LIVING.

This prestigious area is celebrated for its tree-lined avenues, striking Victorian and Edwardian architecture, and an exclusive, tranquil microclimate.

At its heart lies a sophisticated high street boasting artisan bakeries, upscale bistros, and independent boutiques, all wrapped in a tight-knit community atmosphere that offers unparalleled privacy and prestige.





THE BEACHES

TO EXPERIENCE THE MEADS COASTLINE
IS TO DISCOVER A QUIETER, FAR MORE
EXCLUSIVE SIDE TO COASTAL LIVING.

At the promenade's western tip lies Holywell, a picturesque shoreline backed by the tiered terraces of the Italian Gardens. This pristine stretch of beach is famous for its iconic blue and white timber beach huts and historic rock pools. Residents of The Meads can easily enjoy the tranquility of Holywell for an early morning swim or a quiet evening stroll along the shoreline.

Directly mirroring this quiet sophistication, the majestic chalk cliffs of Beachy Head rise dramatically to form the UK's highest coastal vantage point. From these soaring heights, residents can enjoy unmatched, panoramic vistas across the English Channel, watching the iconic lighthouse far out at sea. The sheer scale and beauty of the cliffs create an inspiring backdrop that changes with every season.

THE SOUTH DOWNS

DIRECTLY ENVELOPING MEADS VILLAGE IS THE BREATHTAKING EXPANSE OF THE SOUTH DOWNS NATIONAL PARK, A PROTECTED LANDSCAPE OF ANCIENT CHALK HILLS THAT ROLLS DOWN TO MEET THE SEA.

Defined by emerald green ridges and hidden valleys, this spectacular terrain is an immediate neighbour rather than a distant destination. The iconic South Downs Way trail begins its historic journey right here, inviting residents to step directly from the refined comfort of the village onto ancient pathways.

Living at the foot of the Downs offers a unique perspective where pastoral beauty merges seamlessly with dramatic maritime vistas. A short ascent rewards you with magnificent views stretching across the English Channel on one side and the patchworked Weald on the other. Shifting beautifully with the seasons, this timeless, ever-changing landscape brings a deep sense of calm right to your doorstep.





EXCEPTIONAL EDUCATION

RESIDENTS OF THE MEADS COLLECTION ENJOY UNRIVALLED PROXIMITY TO A PREMIER EDUCATIONAL LANDSCAPE, BLENDING PRESTIGIOUS INDEPENDENT HERITAGE WITH HIGHLY REGARDED STATE SCHOOLING.

The local private sector is anchored by Eastbourne College, a renowned co-educational day and boarding school celebrated for its academic excellence, Oxbridge placements, and elite sporting facilities. For younger years, St Andrew's Prep offers an idyllic coastal preparatory education focusing on creative, active learning at the foot of the South Downs.

Complementing these are excellent state options, including the sought-after Meads Village Primary School and Gildredge House, an acclaimed school spanning from reception to sixth form.

For older students, secondary facilities at The Eastbourne Academy and Ratton School are supported by East Sussex College for top-tier further education.



PERFECTLY CONNECTED

FASTEST RAIL TIMES FROM EASTBOURNE

LEWES

FROM 18 MINUTES

BRIGHTON

FROM 32 MINUTES

RYE

FROM 50 MINUTES

GATWICK AIRPORT

FROM 50 MINUTES

ASHFORD INTERNATIONAL

FROM 1 HOUR 13 MINUTES

LONDON VICTORIA

FROM 1 HOUR 31 MINUTES



BEST KEPT SECRETS



BEST KEPT SECRETS



THE PILOT INN

89 MEADS STREET, EASTBOURNE, BN20 7RW

A charming country-style pub nestled in the heart of Meads, Eastbourne. The menu features a delicious blend of traditional pub favourites and flavourful tapas-style starters



REN'S KITCHEN

52A MEADS STREET, EASTBOURNE BN20 7RH

Great breakfasts, brunch and lunch, home made cakes, daily specials, and of course the best coffee!



XING FU

42-44 MEADS STREET, EASTBOURNE BN20 7RG

An authentic Chinese restaurant in Meads Eastbourne serving modern cuisine from all regions of China including Cantonese, Fu Jian, Szechuan, Hu Nan.



THE SHIP INN

33-35 MEADS STREET, EASTBOURNE BN20 7RH

A traditional British pub serving a large home made menu, including daily specials and everything from a quick bite to eat to more substantial main course

BEST KEPT SECRETS



DELI ON THE GREEN

UPPER STREET, THE GREEN, EAST DEAN BN20 0BY

Gather, relax and savour the season. Pick up a delicious sandwich, order a picnic for your next South Downs adventure or enjoy a coffee and cake in good company.



ANCIENT GRAINS

38 MEADS STREET, EASTBOURNE BN20 7RG

Nestled in the heart of Meads, Ancient Grains is a charming Sardinian restaurant and wine bar that invites you to experience the rich culinary traditions of Sardinia.



SHUCK!

8 CORNFIELD TERRACE, EASTBOURNE BN21 4NN

Shuck! is a modern seafood restaurant and bar just minutes from the seafront. Oysters shucked to order. Seafood over charcoal. Small plates and sharing dishes shaped by the day's catch.



THE TIGER INN

THE GREEN, EAST DEAN, BN20 0DA

Simple food, great beer and a warm welcome. That's what you can expect at the Tiger Inn. Just off the idyllic village green in sleepy East Dean, the Tiger Inn is a quintessentially English pub.

BEST KEPT SECRETS



BISTROT PIERRE

KING EDWARD'S PARADE, EASTBOURNE BN21 4BY

Located right on the seafront, with panoramic views of the sea and Beachy Head's iconic cliffs. This modern, picturesque French restaurant is the perfect place to relax and enjoy freshly prepared, French-inspired cuisine.



SKYLARK

52 GROVE ROAD, EASTBOURNE BN21 4UD

Skylark is an independent cafe-restaurant serving brunch, lunch and dinner. Ingredients are sourced from as local as possible to produce a menu that changes with the seasons.



1912 SEAFOOD & STEAK RESTAURANT

KING EDWARD'S PARADE, EASTBOURNE BN21 4EE

Located at The Lansdowne Hotel in a prime spot on Eastbourne seafront, 1912 is a contemporary setting with lots of natural daylight and sea views.



LIGHT AT TOWNER

TOWNER GALLERY, COLLEGE RD, BN21 4JJ

Light offers a whole new style of dining and socialising for Eastbourne, with a Scandinavian-inspired restaurant and roof terrace with stunning views. Great for coffee, cocktails and everything in between.



THE MEADS COLLECTION

THE HOUSES



EVERY RESIDENCE
HAS BEEN CRAFTED
WITH AN
UNCOMPROMISING
ATTENTION TO DETAIL,
SHOWCASING
HIGH-END FINISHES,
REFINED
ARCHITECTURAL
FEATURES, AND
A FLAWLESS
SENSE OF DESIGN.

SPECIFICATION

THE KITCHENS

YOUR KITCHENS AT THE MEADS COLLECTION HAVE BEEN DESIGNED IN CONJUNCTION WITH BESPOKE SUSSEX KITCHEN DESIGNERS.

Careful consideration has been given to the choice of colour and tone to work with the overall vision for the development. The combination of natural materials, high-end appliances and thoughtfully designed layouts will give the owners everything they would expect from modern living.

Quartz main worktop

Under-mounted sink with brass mixer tap

Feature quartz splash back

Soft-close oak door furniture

Bespoke stone feature island worktop/counter with inset hob

Integrated strip led feature lighting to kitchen units

Reeded glass display case

Slide & hide breakfast pantry unit

Bosch inset 800mm induction hob with inbuilt extractor fan

Bosch single oven with sensory key controls

Bosch combination microwave oven

Bosch integrated fridge & freezer

Bosch multi-functional integrated dishwasher





SPECIFICATION

BATHROOMS & EN-SUITES

EVERY DETAIL HAS BEEN CONSIDERED IN THESE BEAUTIFULLY DESIGNED BATHROOMS. COMBINING DECADENT BRASSWARE WITH FEATURE TILING HAS CREATED A TRULY LUXURIOUS SPACE.

Large format porcelain stoneware floor and wall tiles

Fully tiled shower enclosures to include walk-in shower, with fixed shower screen

Domus Cromie Italian feature tiles to the shower enclosure

Showers to include both fixed shower head & additional retractable handset

Heavy-gauge steel enameled baths to include three-way control systems to control fixed shower head, bath filler & additional retractable handset

Patina Moss glazed metro feature tiles to bathroom enclosure

Lusso premium brassware and shower accessories

Lusso sanitaryware including basin, wc with concealed dual flush cistern & soft-close seat

Mirrored vanity unit

Heated towel rail to match lusso brassware

Underfloor heating



SPECIFICATION

QUALITY MATERIALS

THE MEADS COLLECTION HAS BEEN DESIGNED USING HIGH-QUALITY MATERIALS TO SUBTLY DEFINE THE LIVING SPACES. EACH PROPERTY CELEBRATES NATURAL MATERIALS, ALLOWING TEXTURE AND TONE TO DISTINGUISH ONE SPACE FROM THE NEXT AND TO REVEAL SOMETHING NEW DEPENDING ON HOW THE LIGHT FALLS.

INTERIOR FEATURES AND FINISHES

Engineered hardwood oak herringbone floor to main living room

Large format oak flooring from hall
into dining/snug & open plan kitchen

Large format oak flooring to upstairs landing

Crittall curved door to main kitchen & dining area

Two-panelled internal doors with brass ironmongery

100% wool carpet to bedrooms

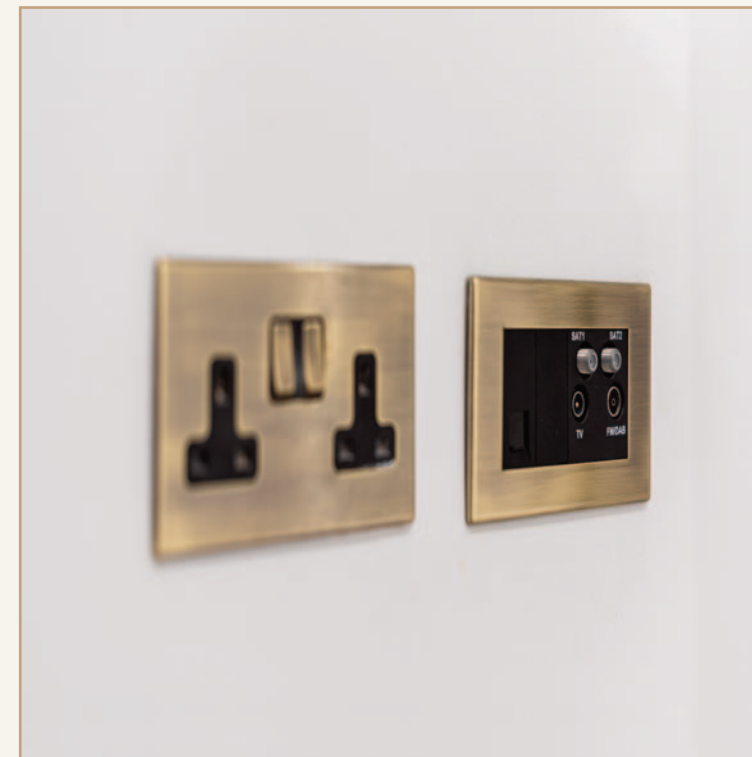
Walk-in wardrobe to master bedroom

Recessed LED lighting to halls, bathrooms & kitchen areas

Pendant lighting to living & dining areas & bedrooms

BT Telephone & Broadband

Sky Q Digital TV connection





SPECIFICATION

THE REFINEMENT IS FOUND IN THE DETAIL

THE DETAILING IS ALL YOU WOULD EXPECT FROM A DEVELOPMENT OF THIS STATURE. FROM UNDERFLOOR HEATING TO HIGH CEILINGS AND WINDOWS THAT ALLOW THE LIVING AREAS TO BE IMBUED WITH NATURAL LIGHT THAT MAGNIFIES THE FEELING OF SPACE.

HEATING, SUSTAINABILITY AND ENERGY EFFICIENCY

EPC A

Solar Panels

EV Charging Point

Daikin Air Source Heat Pump

Underfloor Heating throughout with separate heating zones to give maximum comfort

High-quality Velfac Alu-clad Double-Glazed Windows

EXTERNAL

Private Garage

Tiled Patio Area to Rear Garden

SECURITY & PEACE OF MIND

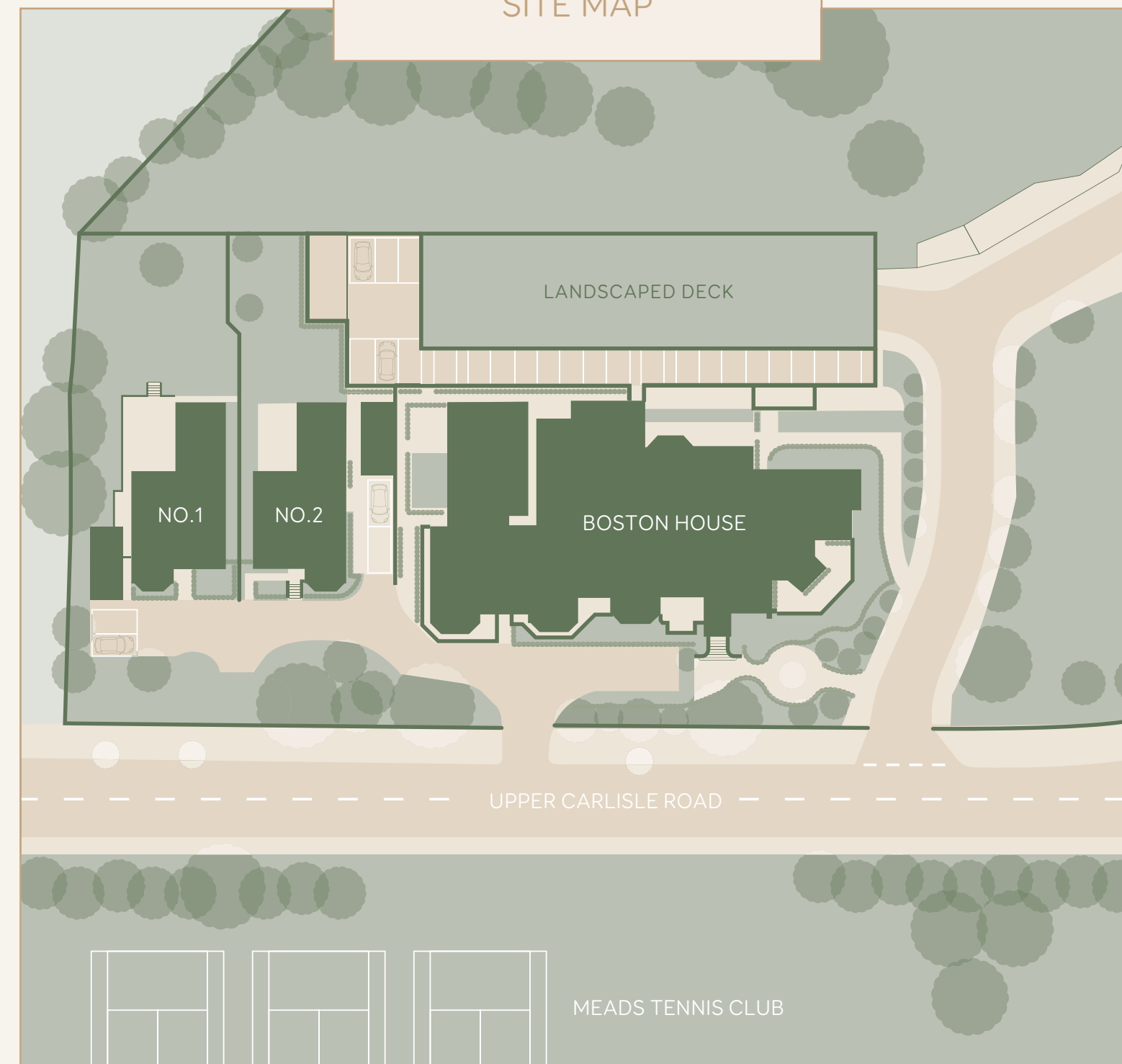
10-Year Buildzone Warranty

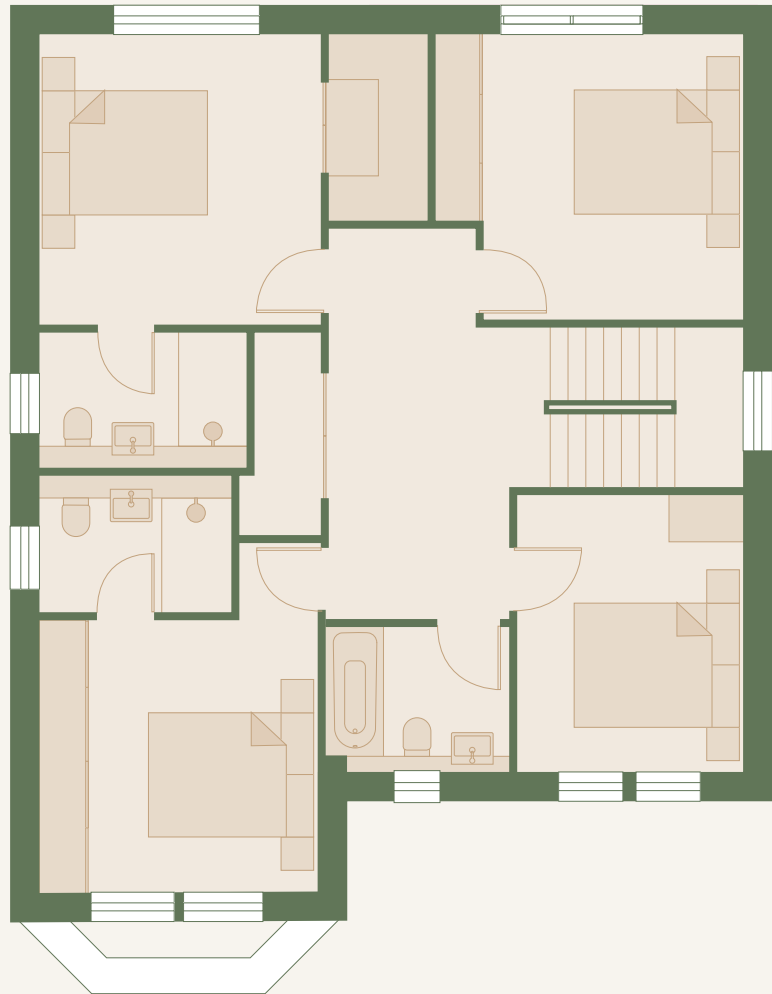
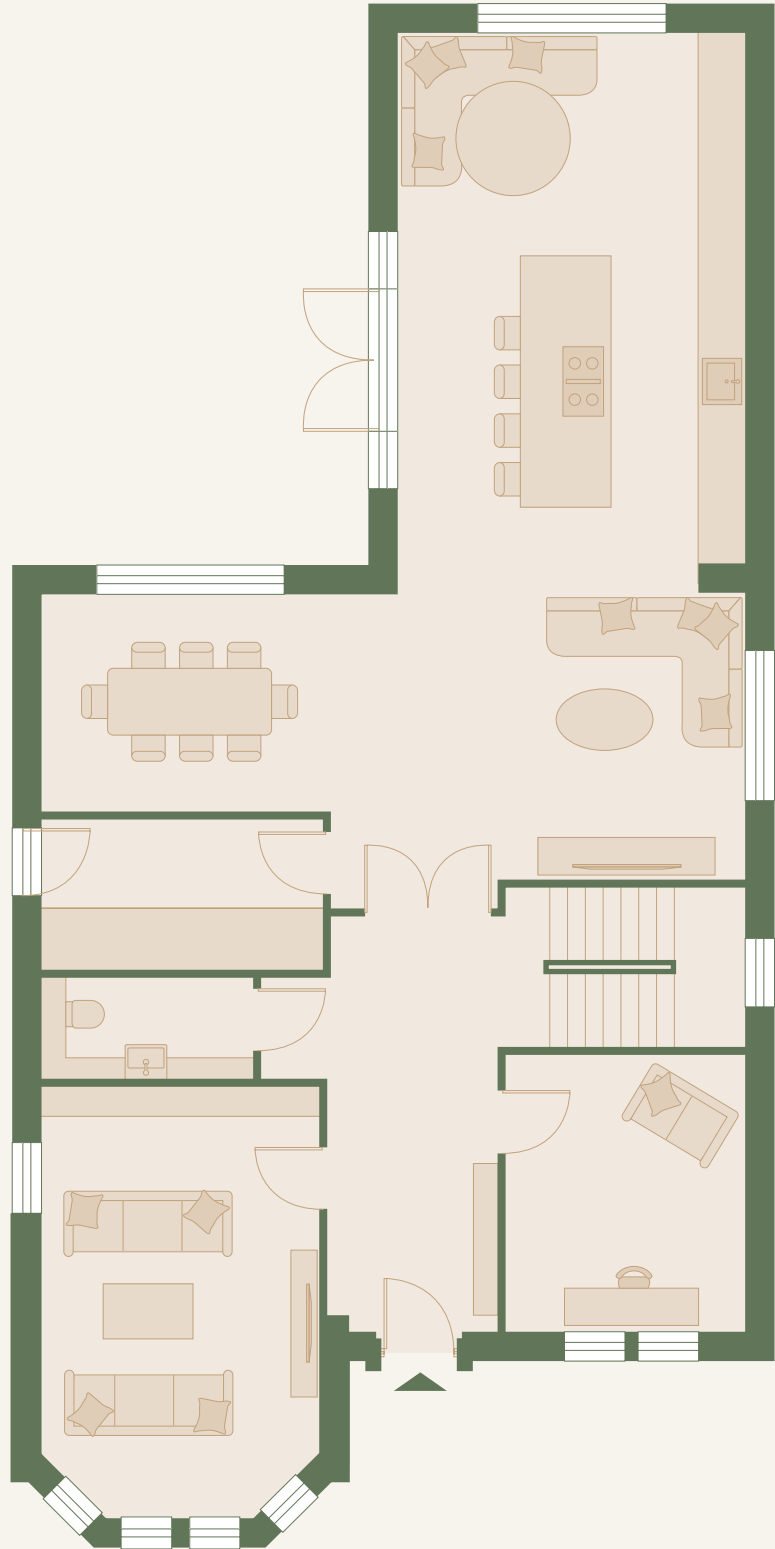
THE MEADS

COLLECTION

FLOOR PLANS

SITE MAP



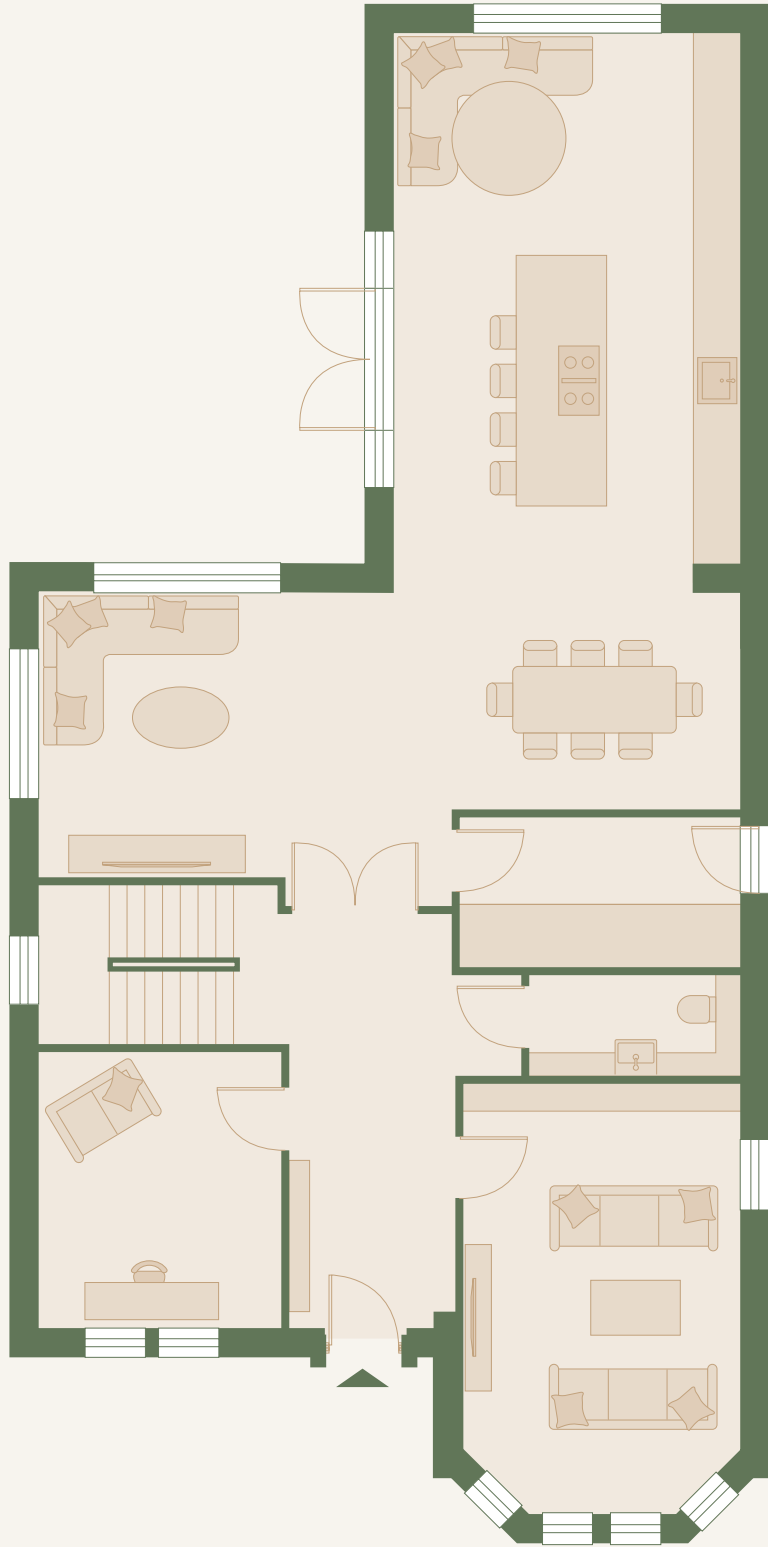


ROOM DIMENSIONS	METRES	FEET
Living	5.7 x 3.7	18' 7 x 12' 1
Reception	3.7 x 3.2	12' 1 x 10' 5
Hall	5.5 x 2.2	18' 0 x 7' 2
Kitchen	7.4 x 4.6	24' 2 x 15' 1
Dining	3.9 x 2.9	12' 8 x 9' 2
Snug	5.5 x 3.8	18' 0 x 12' 5
Utility	3.7 x 2	12' 1 x 6' 6
WC	2.8 x 1.3	9' 2 x 4' 3
Bedroom 1	3.9 x 3.7	12' 8 x 12' 1
Ensuite	2.8 x 1.8	9' 2 x 5' 9
Bedroom 2	3.7 x 3.6	12' 1 x 11' 8
Ensuite	2.6 x 1.8	8' 5 x 5' 9
Bedroom 3	4.1 x 3.8	12' 4 x 12' 4
Bedroom 4	3.7 x 3	12' 1 x 9' 8
Bathroom	2.4 x 2	7' 9 x 6' 6
SUB TOTAL	231m²	2,486ft²
Garage	3.1 x 7.4	10' 2 x 24' 3
TOTAL	254m²	2,733ft²

HOUSE
NUMBER

2

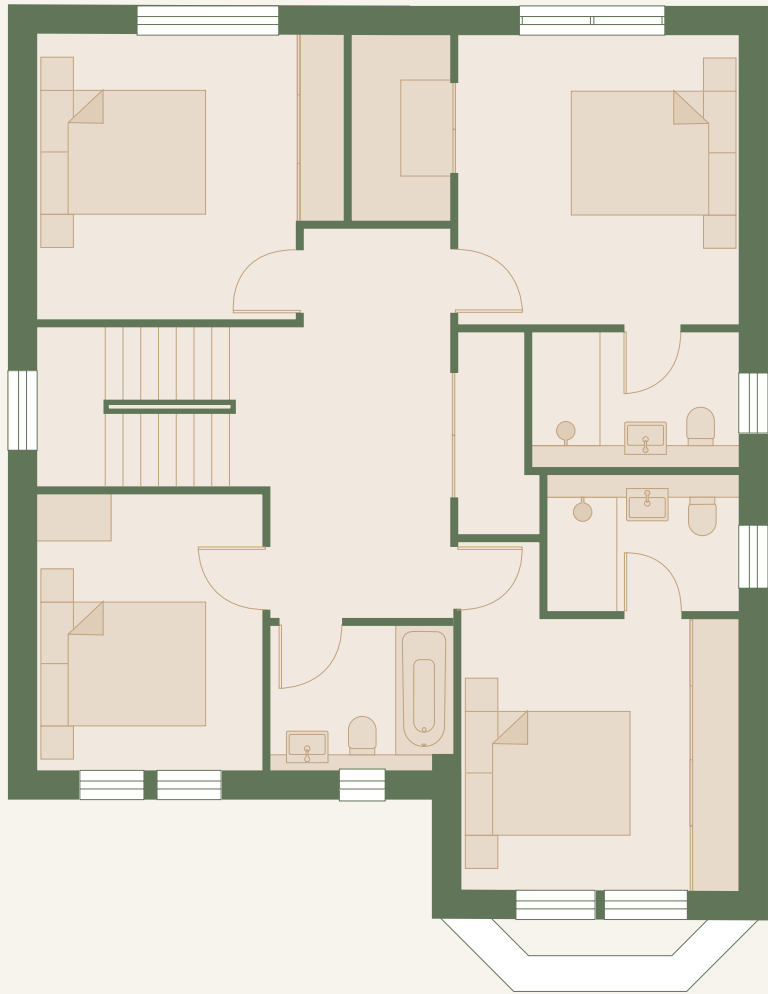
GROUND
FLOOR



HOUSE
NUMBER

2

FIRST
FLOOR



ROOM DIMENSIONS	METRES	FEET
Living	5.7 x 3.7	18' 7 x 12' 1
Reception	3.7 x 3.2	12' 1 x 10' 5
Hall	5.5 x 2.2	18' 0 x 7' 2
Kitchen	7.4 x 4.6	24' 2 x 15' 1
Dining	3.9 x 2.9	12' 8 x 9' 2
Snug	5.5 x 3.8	18' 0 x 12' 5
Utility	3.7 x 2	12' 1 x 6' 6
WC	2.8 x 1.3	9' 2 x 4' 3
Bedroom 1	3.9 x 3.7	12' 8 x 12' 1
Ensuite	2.8 x 1.8	9' 2 x 5' 9
Bedroom 2	3.7 x 3.6	12' 1 x 11' 8
Ensuite	2.6 x 1.8	8' 5 x 5' 9
Bedroom 3	4.1 x 3.8	12' 4 x 12' 4
Bedroom 4	3.7 x 3	12' 1 x 9' 8
Bathroom	2.4 x 2	7' 9 x 6' 6
SUB TOTAL	231m ²	2,486ft ²
Garage	3.1 x 7.4	10' 2 x 24' 3
TOTAL	254m ²	2,733ft ²

THE MEADS
COLLECTION



Oakley

Your Sussex property expert

FURTHER INFORMATION & VIEWING
BY APPOINTMENT THROUGH SOLE AGENTS

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