



42 All Saints

40 King Edwards Parade, Eastbourne, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning, uniquely located, Victorian property, the south wing of a Grade II* listed building, moments from the coast

A generously-proportioned three-storey family home with spacious reception rooms and four bedrooms and a host of original architectural features throughout. The property also benefits from a private south-facing garden, a balcony and two garages. Situated in a much sought-after Meads location, nestled under The South Downs, close to Eastbourne mainline station and popular Holywell beach.



2 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



2 GARAGES & 2 PARKING SPACES



GARDEN



LEASEHOLD



TOWN CENTRE



3,001 SQ FT



£1,950,000



The property

42 All Saints forms part of a stunning Berkeley Homes development, in 2008, of the former All Saints hospital, originally built between 1867-1874 to the designs of Henry Woodyer and featuring a wealth of Gothic architectural detail, and offers over 3,000 sq. ft. of light-filled flexible accommodation arranged over three floors, sensitively combining modern amenities with features including some mullioned sash glazing, high ceilings with ornate corning and deep skirting boards. The home has been coined 'Mother Superiors Quarters' as, when All Saints served as a hospital, Mother Superior selected the home as hers.

Configured to provide a stunning family and entertaining space, having independent access, the accommodation flows from a spacious yet welcoming flagstone-floored reception hall with storage and cloakroom. The reception hall opens to an extensive drawing room with 'wow factor', feature front aspect bay window, fireplace with ornate mantle and woodburner and French doors to the arcaded and covered patio and garden beyond.

A front aspect sitting room/study features, in addition to a rear aspect kitchen/dining room with a range of wall and base units including a large central island with breakfast bar, a cast iron range, modern integrated appliances, space for a sizeable table and a useful neighbouring fitted utility room with a door to the rear aspect.

The first floor is dedicated to the principal bedroom suite, which provides a principal bedroom with feature angled fireplace, a fitted dressing room, en suite bath and shower rooms and access to a five-bay arcaded balcony with quatrefoil balustrading offering fabulous views over Holywell Gardens to Meads seafront. The property's three remaining double bedrooms, one with en suite shower room and two with built-in storage, can be found on the second floor, together with a modern family bathroom.

A small private residents gym is available on site.









Outside

With imposing elevations, the property is approached through double gates over a gravelled driveway providing private parking, with fitted EV charger. Access to single garages is to the north side of All Saints. The generous private part-walled, south-facing garden is laid mainly to lawn bordered by shrubs and mature trees and high banks, giving total privacy. A covered arcaded patio area off the drawing room presents a terrace ideal for entertaining and al fresco dining, with outside storage, water, mains sockets for refrigerator.

Location

The property occupies a sought-after position overlooking Meads seafront. Meads village offers independent shopping, Tesco Express, Co-op, a wine merchant, dental practice, restaurant, tearooms and public houses, together with a sports complex and tennis and bowls clubs.

Eastbourne provides excellent amenities including David Lloyd health centre, Waitrose, high street and out of town shopping, a shopping centre, numerous hotels, cafés, restaurants and public houses and recreational facilities including theatres, cinemas, an art gallery, marina, swimming pools, fitness centres and sports and golf clubs.

The beach at Eastbourne and the South Coast provide a wide range of activities for watersports enthusiasts, with walking available in the South Downs. Communications links are excellent: Eastbourne mainline station (1.4 miles) offers regular direct trains to central London, via Gatwick Airport, in around 90 minutes, while the A27 gives easy access to the A23/M23 via Gatwick Airport and the motorway network.

The area offers a wide range of state primary and secondary schooling with Outstanding Ofsted ratings. A good selection of independent schools are close, including St. Andrew's Prep, Eastbourne College and Bede's.



Distances

- Meads village 0.2 mile
- Holywell 0.3 mile
- Eastbourne station 1.4 miles (London Victoria 1 hour 27 minutes)
- Lewes 17.3 miles
- Brighton 21.0 miles
- London Gatwick Airport 48.1 miles
- Central London 78.2 miles

Key Locations

- South Downs National Park
- Glyndebourne Opera House
- Charleston
- Royal Eastbourne Golf Club
- Devonshire Park
- Alfriston Clergy House (National Trust)
- Seven Sisters Country Park
- Herstmonceux Castle

Nearby Schools

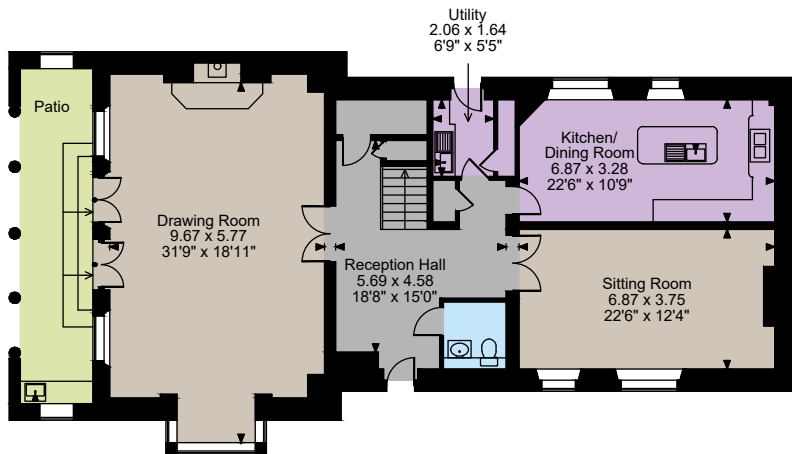
- Bede's Prep School/Bede's School
- St. Andrew's Prep
- Eastbourne College
- St. John's Meads CofE Primary School
- Gildredge House
- Motcombe Infants' School
- St. Thomas A Becket Catholic Primary School
- The Cavendish School
- Pashley Down Infant School
- Bourne Primary School

Nearby Stations

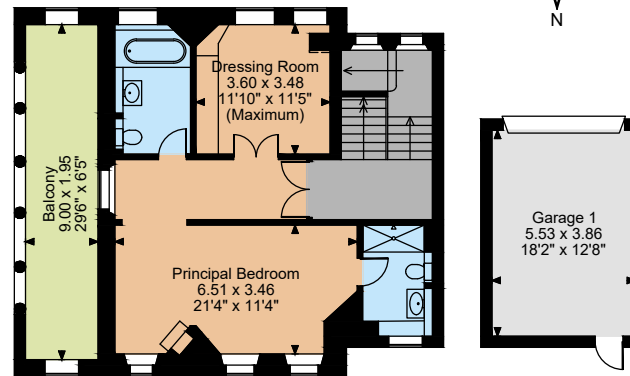
- Eastbourne



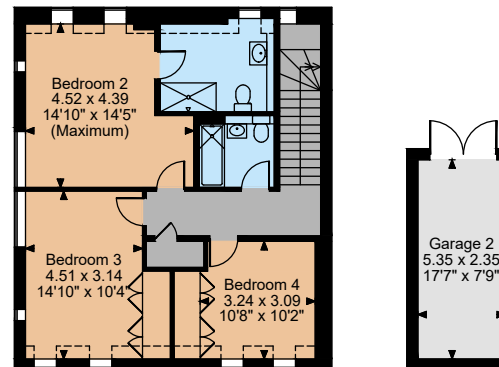




Ground Floor



First Floor

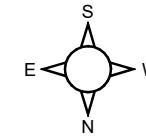


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8635048/LCO



Floorplans

House internal area 3,001 sq ft (279 sq m)

Garaging internal area 365 sq ft (34 sq m)

Balcony external area 189 sq ft (18 sq m)

Total internal area 3,366 sq ft (313 sq m)

For identification purposes only.

Directions

BN20 7FE ///what3words: ///ships.ears.gather

General

Local Authority: Eastbourne Borough Council

Services: Mains electricity, water and drainage. Electric underfloor heating throughout.

Tenure: Leasehold (109 years remaining)

Ground Rent: £905.34 p/a

Service Charge: £6,984.11 p/a + contribution to reserve fund

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: D

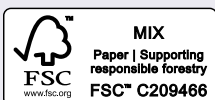
Lewes

201 High Street, Lewes, East Sussex, BN2 7NR

01273 475 411

lewes@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

