



8 Meads Brow, Eastbourne, East Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

8 Meads Brow

Eastbourne, East Sussex

BN20 7UP

A desirable detached family home with a beautiful mature garden in a sought-after residential setting with some sea views.

Eastbourne Station 1.5 miles (London Victoria 1 hour 27 mins), A27 5.3 miles, Lewes 17.5 miles, M23 (J11) 39.9 miles, Gatwick Airport 41.5 miles

Reception hall | Sitting room | Dining room | Sun room | Kitchen | Utility | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms, 1 en suite | Family shower room
Garden | Garage | Store | Balcony | EPC rating TBC

The property

8 Meads Brow is an attractive detached modern brick-built residence offering over 2,500 sq. ft. of light-filled and flexible accommodation arranged over two floors.

The main living spaces are arranged over the ground floor level making the most of elevated views of the scenic surroundings. There is a bright central reception hall with fitted store cupboards, a cloakroom, garage access and a turned stairway flowing down to the bedrooms below. Double doors open naturally into the 24 ft. living room with its wide picture windows, feature fireplace and views and access to the balcony and sun room with their treetop aspects. Alongside is an attractive formal dining room. Completing the floor is a kitchen and a utility room with a wide range of wall and base cabinetry, worksurfaces, sinks and integrated appliances.

The airy lower ground floor features a hallway branching off onto four well-proportioned and well-appointed bedrooms with an array of fitted wardrobes. There is a sleek shower room, with

both the dual-aspect principal room and one further bedroom benefitting from contemporary en suite facilities, and an additional bedroom opening directly onto the garden.

Outside

The home is approached via two sets of gates opening onto a large block paved driveway, which gives access to the attached brick-built garage. The carefully landscaped garden features an array of colourful and mixed herbaceous plantings among neat, level lawns that wrap around the property. It includes charming stepping stones, various adorned archways, young trees, palms, ferns, established shrubs, and climbers. A peaceful enclosed stone-paved sun terrace provides the ideal spot for al fresco dining, with an additional seating area and a garden store further.

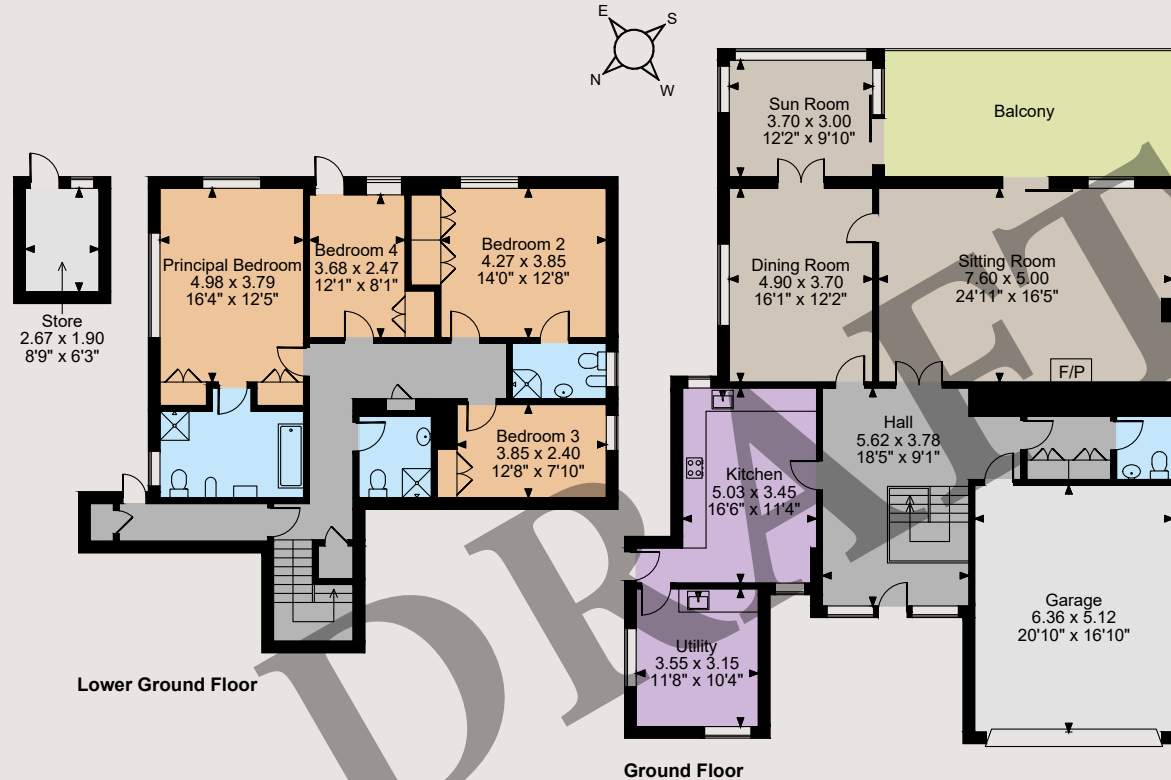
Location

The property is situated within a coveted central setting yet just a short distance from the scenic South Downs National Park and the Royal Eastbourne Golf Course. The thriving coastal town centre offers a comprehensive range of shopping and recreational facilities and a mainline railway station with fast and frequent London links. The A27, A23 and M23 offer convenient road connections, with notable nearby independent schools including Eastbourne College, St Andrews and Bede's.





Floorplans
 Main House internal area 2,579 sq ft (240 sq m)
 Garage internal area 351 sq ft (33 sq m)
 Store internal area 55 sq ft (5 sq m)
 Balcony external area = 269 sq ft (25 sq m)
 Total internal area 2,985 sq ft (277 sq m)
 For identification purposes only.



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

What3Words: ///lower.intent.happy

General

Local Authority: Eastbourne Borough Council
Services: All mains services.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,100,000

Lewes

201 High Street, Lewes, East Sussex BN7 2NR

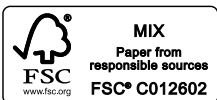
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