

47 MEADS STREET  
Eastbourne East Sussex BN20 7RN



McGREGOR  
SALES & LETTINGS



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**A 3/4 bedroom spacious Edwardian terraced house with 2/3 reception rooms, in the heart of Meads Village.**

An attractive double fronted 3/4 bedroom house with elegant proportions. Occupying a quiet and private position in the exclusive and popular downland village of Meads, west of the seaside town of Eastbourne. Just a few hundred metres from the sea, the property sits amongst a row of discreet cottages, partially concealed behind a flint wall and hedging, opposite the chapel of St Andrew's preparatory school at the foot of the South Downs National Park.

Built of red brick beneath a tile roof, this significant Edwardian village house has an attractive front elevation with ground and 1st-floor bay windows. Approached by a gated pathway to the covered front door, the large front garden sits back from the road providing a peaceful space with established planting and borders. It is considered possible to create an off road parking space subject to the necessary planning consent. The rear garden has a raised timber deck set amongst mature planting to the walled perimeter with gated side access to Darley Road.

The house has particularly spacious accommodation and retains an abundance of period features, including high ceilings and original fireplaces. A particular feature is the kitchen/ breakfast room which extends the length of the house to 25 ft. There is a range of cabinets with work surfaces which would benefit from being updated. (See the separate note on page 4 regarding the substantial attic space).

The elegant sitting room with its high ceilings, picture rails and attractive chimneypiece overlooks the front garden. The separate study could potentially become a ground-floor bedroom (No.4). There is also a separate WC downstairs.

The first floor is arranged with three large double bedrooms, all with original fireplaces and picture rails, plus a large bathroom to the rear.







Eastbourne has trains to London Victoria (1 hour 30mins) & Brighton (40mins). The property is close to excellent primary and secondary schools including St Andrew's Prep, Bede's and Eastbourne College. Also close by are the picturesque villages of East Dean - with its famous Tiger Inn - and Jevington, with excellent riding stables and the Eight Bells pub.

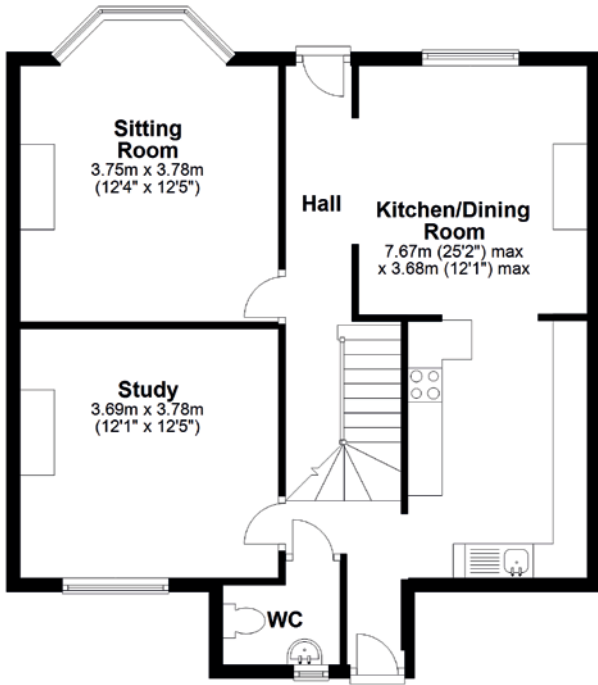
Eastbourne town centre has recently undergone a multi-million pound regeneration including the new Beacon shopping mall - with easy parking - including national retail chains, independent shops, dining outlets plus multiplex cinema.

The seafront promenade leads to Eastbourne's cultural quarter with theatre complex (including the sympathetically restored, Grade II listed Congress Theatre), award-winning Towner Art Gallery and International Lawn Tennis Centre at Devonshire Park.

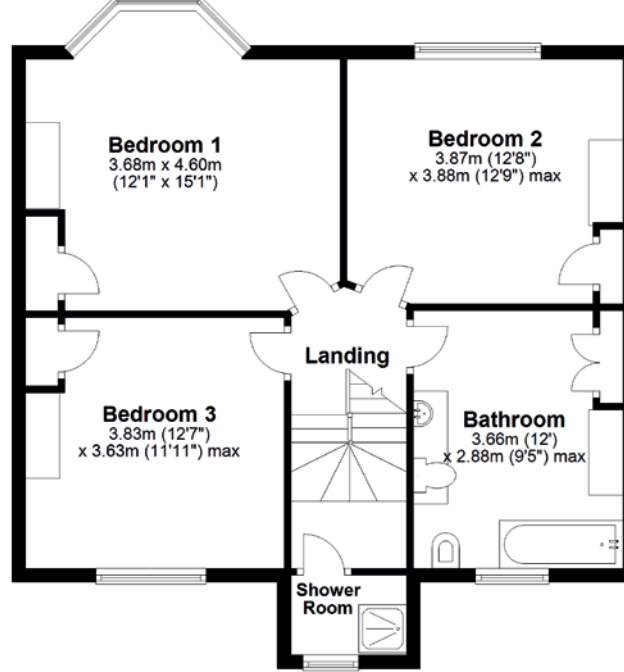




GROUND FLOOR

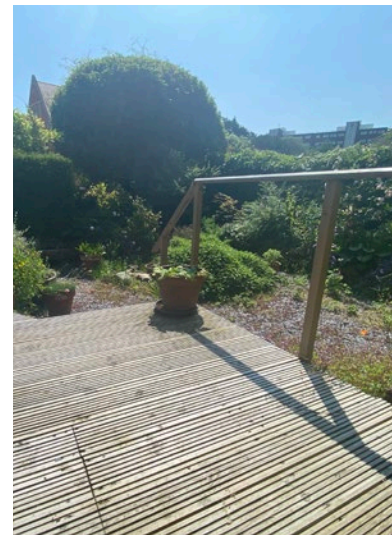


FIRST FLOOR



**Special Note:**  
**Attic Space**  
**±65 sq m (±700 sq ft)**

The property benefits from an unusually large attic/roof space and it is considered that, with the appropriate design, this space could be converted into additional living space under the "Permitted Development" rules, which means the owner should not have to seek planning permission. However, interested buyers should satisfy themselves that this is the case before making a decision to purchase.



For clarification we wish to inform prospective purchasers that we have not carried out a detailed survey nor tested any apparatus, equipment, fixture, fitting or service and so cannot verify they are in working order, or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. We have not checked the legal documents to verify the freehold or planning status of the property. These should be checked and confirmed by your solicitor prior to exchange of contracts. Purchasers are advised to obtain verification from their solicitor or surveyor.

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