



26
MEADS
HOUSE

Meads House

26 Denton Road, Eastbourne, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached double fronted six bedroom family home in a sought-after Meads location

A generously-proportioned four-storey period family home, sensitively combining modern amenities with features including high ceilings, original fireplaces and a wealth of parquet flooring across the ground floor to provide an elegant and practical living and entertaining environment and convenient to all amenities.



4 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGE



GARDENS



FREEHOLD



VILLAGE



5813 SQ FT



**OIEO
£2,000,000**



The property

Meads House is a handsome part tile-hung double-fronted period family home offering more than 5,800 sq ft of light-filled flexible accommodation arranged over four floors. Configured to provide an elegant and practical living and entertaining environment, sensitively combining modern amenities with period features, the accommodation flows from a welcoming reception hall with open fireplace, cloakroom and spacious fitted utility room with access to the rear garden. It briefly comprises a drawing room with corner fireplace with woodburner, a sitting room with front aspect bay window, ornate ceiling plasterwork and open fireplace, and a wooden-floored snug with internal stained glazing, ornate ceiling plasterwork, a stunning bespoke bar and open fireplace. The ground floor accommodation is completed by a garden room with a woodburner, two sets of French doors opening to the rear garden, and double doors leading to a vaulted, wooden-floored kitchen/dining room. This impressive space features bespoke wall and base units, a large central island with breakfast bar, modern integrated appliances and picture glazing to two

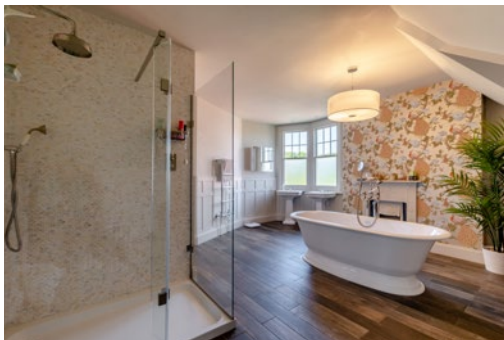
aspects, including a door to the rear terrace. The property also benefits from three-roomed cellarage, suitable for a variety of uses.

On the first floor is the spacious landing with a beautiful stain glass window at the turn of the stairs. The landing provides access to four double bedrooms and three bathrooms of which two are en-suite, and most having feature fireplaces, and there is a family bathroom. The property's principal suite and remaining double bedroom both with feature fireplaces, can be found on the part-vaulted second floor. The principal bedroom has two dressing rooms and a luxurious en suite bathroom, also accessible from the landing. There is access to two large attic storage rooms from the 4th bedroom.









Outside

Set behind mid-level stone walling and having plenty of kerb appeal, the property is approached over a gravelled in-and-out driveway providing private parking and giving access to a detached side garage. The generous rear garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature trees and features a spacious part gazebo-covered paved terrace, ideal for entertaining and al fresco dining.

Location

Meads village offers independent shopping, small supermarkets, a wine merchant, dental practice, restaurant, tearooms, pubs and leisure amenities including a yoga studio, sports complex and tennis and bowls clubs. Eastbourne provides high street and boutique shopping, a shopping centre, numerous hotels, cafés, restaurants, pubs, theatres, cinemas, an art gallery, marina, swimming pools, fitness centres and sports and golf clubs. Beaches 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 (1.6 miles) offers regular direct trains to central London (London Victoria 1 hour 27 minutes), while the A27 gives easy access to the A26, A23/M23, Gatwick Airport and the motorway network.



Distances

- Meads village 0.2 mile
- Eastbourne High Street 1.5 miles
- Lewes 17.0 miles
- Brighton 20.7 miles
- London Gatwick Airport 47.8 miles

Nearby Stations

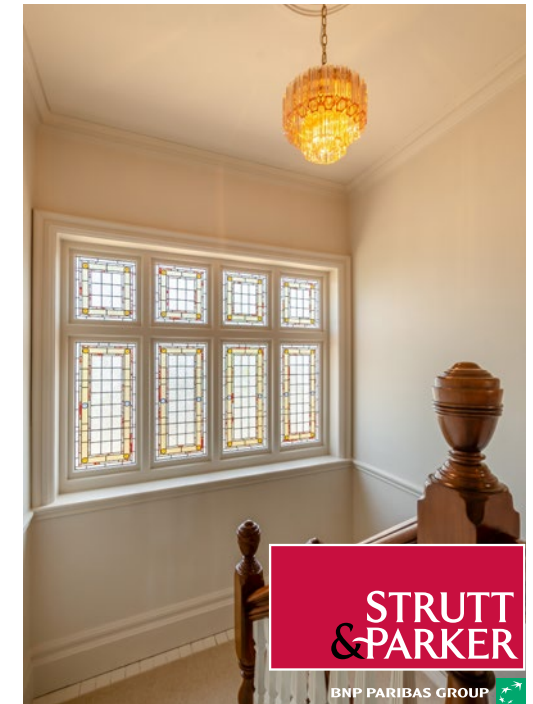
- Eastbourne Station

Key Locations

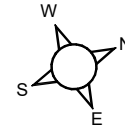
- South Downs National Park
- Belle Tout Lighthouse
- Beachy Head and Lighthouse
- Alfriston Clergy House (National Trust)
- Sovereign Harbour South Martello Tower
- Redoubt Fortress
- Seven Sisters Country Park
- Pevensey Castle
- Herstmonceux Castle

Nearby Schools

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







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

☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 5,813 sq ft (540 sq m)

Garage internal area 293 sq ft (27 sq m)

Total internal area 6,106 sq ft (567 sq m)

For identification purposes only.

Directions

BN20 7ST

what3words: ///fired.factories.format

General

Local Authority: Eastbourne District Council

Services: All mains services

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

Council Tax: Band G

EPC Rating: Band E

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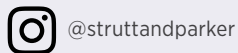
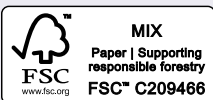
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