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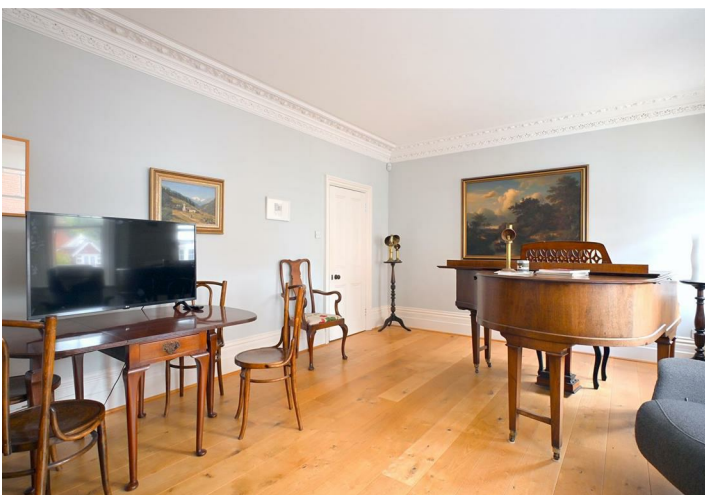
Offers In Excess Of £795,000 Freehold

Occupying an enviable position in the very heart of Meads Village, this attractive four-bedroom end-of-terrace Victorian residence offers well presented accommodation arranged over three floors, combining character, versatility and modern-day convenience in one of Eastbourne's most desirable locations. Features include two elegant reception rooms, four generously proportioned bedrooms, en-suite shower room and a family bathroom. Outside, the property benefits from the rare advantage of an off-road parking space. Offered to the market with no onward chain, this is a superb opportunity to acquire a substantial village home in a highly coveted location. EPC D.



Living in the heart of Meads Village offers a wonderful balance of coastal living, village charm and everyday convenience. One of Eastbourne's most sought-after residential areas, Meads is renowned for its tree-lined streets, elegant period architecture and welcoming community atmosphere. The village provides an excellent selection of independent cafés, restaurants, traditional pubs, shops and essential amenities, all within easy walking distance. Residents enjoy a relaxed lifestyle with everything needed for day-to-day living close at hand. For those who enjoy the outdoors, the stunning South Downs National Park and the iconic Beachy Head cliffs are just moments away, offering spectacular coastal walks and breathtaking scenery. Eastbourne's seafront, beaches and promenade are also within walking distance, providing the perfect setting for leisure, recreation and family days out.

*** HIGHLY DESIRABLE MEADS VILLAGE LOCATION * WELL PRESENTED VICTORIAN CHARACTER HOME * RARELY AVAILABLE * SPACIOUS LIVING ACCOMMODATION * TWO RECEPTION ROOMS * KITCHEN & UTILITY ROOM * FOUR BEDROOMS - ONE WITH EN-SUITE * FAMILY BATHROOM * FEATURE ENGINEERED OAK FLOORING * GAS FIRED CENTRAL HEATING * CORNER PLOT * OFF ROAD PARKING * VIEWING HIGHLY RECOMMENDED * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to

Entrance Vestibule

Patterned tiled floor, part glazed door to:

Hall

Radiator, engineered oak flooring.

Sitting Room

18'7 max x 15'8 max (5.66m max x 4.78m max)
(15'8 max into bay).

Double aspect room with bay window to front, feature fireplace, engineered oak flooring, radiator.

Dining Room

18'4 max x 11'10 (5.59m max x 3.61m)

(18'4 max into bay x 11'10 plus recess)

Bay window to side incorporating door to side, engineered oak flooring, radiator

Kitchen

12'2 max x 9'7 max (3.71m max x 2.92m max)

(Maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, worktops with upstand and inset one and a half bowl sink unit, slot in cooker with extractor fan over, space for fridge and freezer, space for dishwasher, engineered oak flooring, radiator, door to cellar

Cellar

12' max x 9'9 max (3.66m max x 2.97m max)

Steps down to cellar area with light and power, consumer unit, gas and electric meter.

Utility Room

11'8 x 8'4 max (3.56m x 2.54m max)

(8'4 max reducing to 7'1)

Worktops, wall mounted cupboard, space and plumbing for washing machine, space for tumble dryer, space for fridge and freezer, radiator, double aspect room with door opening to rear garden.

Stairs rising from hall to:

First Floor Landing

Engineered oak flooring, double built in linen cupboard, radiator.

Bedroom 1

23' max x 15'8 max (7.01m max x 4.78m max)

(15'8 max into bay)

Feature room currently used as an additional reception room, attractive fireplace, engineered oak flooring, radiator, outlook to front.

Bedroom 3

18'4 max x 11'10 max (5.59m max x 3.61m max)

(18'4 max into bay x 11'10 max including depth of fitted shelving)

Range of book shelving, engineered oak flooring, radiator, outlook to side.

Bedroom 4

9'8 x 9'3 (2.95m x 2.82m)

Engineered oak flooring, radiator, built in wardrobe cupboard, outlook to rear.

Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, heated towel rail, part tiled walls, engineered oak flooring, loft hatch to roof space.

Separate w/c

Low level w/c with concealed cistern, heated towel rail, Viessman wall mounted gas fired boiler, built in cupboard and shelving, engineered oak flooring.

Stairs rising from first floor landing to:

Second Floor

Loft Room/Store Room

11'6 max x 7'9 max (3.51m max x 2.36m max)

(Maximum measurements include depth of sloping ceilings)

Radiator, Velux window.

Bedroom 2

16'5 x 13'5 (5.00m x 4.09m)

(16'5 to cupboard front, measurements exclude window recess)

Range of fitted wardrobe cupboards, radiator, engineered oak flooring, outlook to front.

En-Suite Shower Room

Tiled shower cubicle, pedestal wash hand basin with tiled splash back, low level w/c, heated towel rail, Velux window, engineered oak flooring.

Corner Plot Gardens

Patio style garden to rear with borders having various shrubs, outside tap, outside w/c with radiator and light.

Car Parking Space

Approached from Derwent Road via wrought iron gates.

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

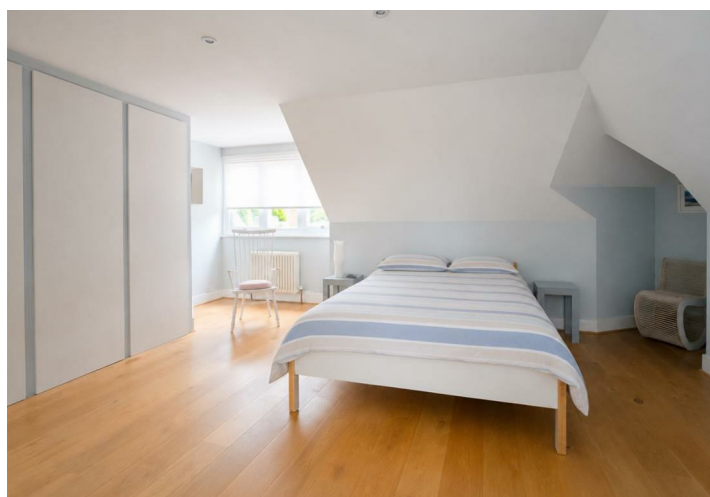
www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





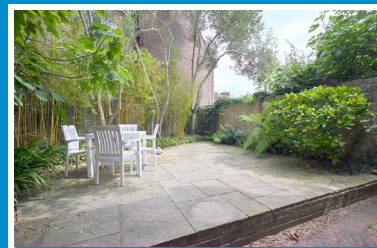
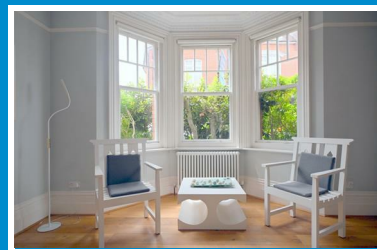




TOTAL FLOOR AREA : 2373 sq.ft. (220.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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