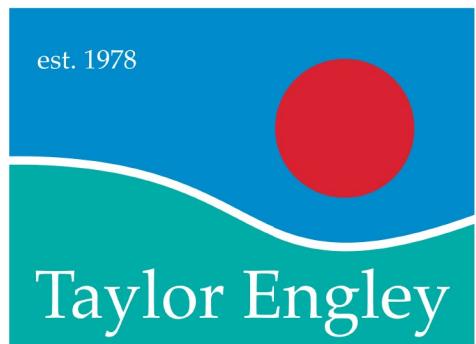


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25 Upper Carlisle Road, Eastbourne, East Sussex, BN20 7TN
Asking Price £1,350,000 Freehold

Taylor Engley are delighted to offer to the market this EXTREMELY WELL PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED HOME, located in one of Eastbourne most desirable roads within the highly sought after Meads area. The property has been subject to extensive refurbishment by the award winning developer Fivewalk Homes and now provides luxuriously appointed accommodation which features an extended living room with feature fireplace, extended fitted kitchen/dining room with integrated appliances, Bifold doors to rear, ground floor bedroom and shower room, en-suite shower room to principle bedroom, family bathroom and a spacious roof terrace. Outside there is a gravel resin driveway, EV charger and landscaped gardens. EPC=C.



The property is located in one of Eastbourne's most desirable roads within the highly sought after Meads area. The South Downs National Park where numerous scenic walks can be enjoyed is within walking distance and local shops in Meads village are approximately half a mile distant. Meads elegant seafront is approximately one mile distant whilst Eastbourne's town centre and mainline railway station is approximately two miles distant.

* HIGHLY SOUGHT AFTER MEADS LOCATION * SPACIOUS LIVING ROOM WITH FEATURE FIRE PLACE * FITTED KITCHEN/DINING ROOM WITH RANGE OF INTEGRATED APPLIANCES AND QUARTZ WORKTOPS * LUXURIOUSLY APPOINTED BATHROOMS & SHOWER ROOM * SPACIOUS ROOF TERRACE WITH STAINLESS STEEL AND GLAZED BALUSTRADE * GRAVEL RESIN DRIVEWAY AND EV CHARGER * NEW INTERNAL DOORS AND DOOR FURNITURE * NEW FLOOR COVERINGS * LANDSCAPED GARDENS WITH PORCELAIN PATIO TO REAR * GAS FIRED CENTRAL HEATING * UPVC SEALED DOUBLE GLAZING AND BIFOLD DOORS * ANTHRACITE SOFFITTS AND FASCIA * CEDEDAL WOOD GRAINED CLADDING * 10 YEAR WARRANTY * WIFI PROVIDED BY THE ELON MUSK SATELLITE STARLINK * CHAIN FREE * INTERNAL VIEWING HIGHLY RECOMMENDED *



The accommodation

Comprises:

Front door to:

Entrance Vestibule

Radiator, built-in cloaks cupboard with radiator, door to:

Entrance Hall

Feature window to front, built-in store cupboard with light, cupboard housing electric meter and consumer unit, radiator.

Living Room

23'10 max x 20'1 (7.26m max x 6.12m)

(20'1 widening to 20'7 max)

Spacious and extended room with feature trim line gas fire, space for wall mounted TV, two radiators, downlighters, bifold doors opening to rear garden.

Kitchen/Dining Room

22'5 max x 20'3 max (6.83m max x 6.17m max)

(20'3 max reducing to 11'5)

Fitted kitchen with quartz worktops, feature island unit having inset one and half bowl sink with mixer tap over and breakfast bar, Range of integrated appliances including, two eye level ovens each with warming drawers below, hob with ceiling mounted extractor fan over, dishwasher, larder fridge and freezer, two radiators and vertical radiator, downlighters bifold doors to rear garden, two doors providing access to hall.

Utility Room

8'3 max x 5' max (2.51m max x 1.52m max)

Work surface with inset one and a half bowl sink unit, boiler cupboard with light housing Alpha gas fired boiler, cylinder and central heating programmer, downlighters, outlook to front.

Ground Floor Bedroom 4

14'2 x 11' (4.32m x 3.35m)

Radiator, downlighters, outlook to rear and door to rear garden, door to:

Ground Floor Shower Room

Spacious shower with feature panel shower boarding, rain head and hand held style fitments, oval wash hand basin set into cabinet, low level wc with concealed cistern, heated towel rail, downlighters, wall mounted mirror with lighting, jack & Jill style doors to ground floor bedroom and hall.

New staircase having oak and glazed balustrade rising from entrance hall to:

First Floor Landing

Landing area with feature window to front, radiator, downlighters, loft hatch to spacious roof space with fitted ladder and lighting. We are informed by our client that the loft space has planning permission for conversion to create two further bedrooms each with en-suites if desired.

Bedroom 1

19'3 max x 16'10 max (5.87m max x 5.13m max)

(16'10 max reducing to 8'9)

Spacious L shaped room with newly fitted carpet, downlighters, radiator and bifold doors opening to roof terrace.

En-Suite Bathroom

White suite comprises, shaped oval bath with adjacent freestanding antique style gold effect mix tap and shower attachment, shower cubical with feature panel shower boarding, wash hand basin set into drawer unit, mirror with lighting, wc with concealed cistern, gold effect heated towel rail, downlighters, window to side.

Roof Terrace

Feature spacious roof terrace with composite decking and chrome and glazed balustrade, enjoying an outlook towards rear garden.

Bedroom 2

14'3 x 11'5 (4.34m x 3.48m)

Newly fitted carpets, radiator, downlighters, outlook to rear.

Bedroom 3

12'9 x 11'6 (3.89m x 3.51m)

Newly fitted carpets, radiator, bifold doors opening to roof terrace.

Family Bathroom

White suite comprises, shaped oval bath with adjacent freestanding antique style gold effect mix tap and shower attachment, shower cubicle with feature panel shower boarding, wash hand basin with mixer tap set into drawer unit, low level wc with concealed cistern, heated towel rail, downlighters, window to side.

Driveway Parking

Spacious gravel resin drive, with cabling for electric gates if desired, EV charger, outside tap.

Front Garden

Landscaped front garden area having lawned area, some shrubs, outside lighting and bicycle store with light power and radiator.

Rear Garden

Having feature porcelain patio to the immediate rear of the property, lawned area, some trees and shrubs.

COUNCIL TAX BAND:

Council Tax Band - 'G' 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:

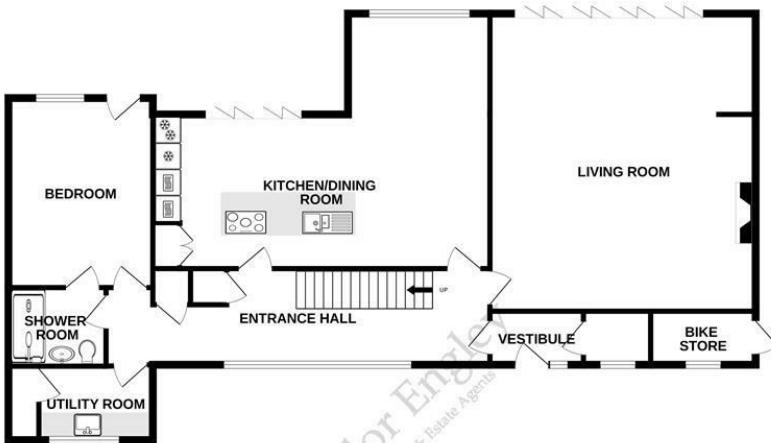
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

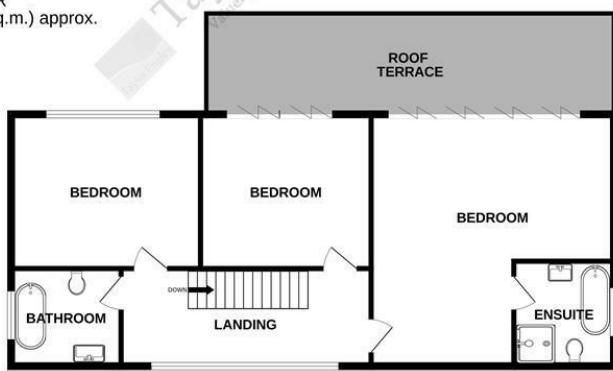
All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 2063 sq.ft. (191.7 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	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL (01323) 440000 Fax: (01323) 440750