

**RUSH  
WITT &  
WILSON**



**38 Carlisle Road, Eastbourne, East Sussex BN20 7TD**  
**£539,000**

**A rare opportunity to acquire this impressive and unique three bedroom duplex apartment with larger than average garage forming part of this magnificent period property ideally situated in the peaceful and tranquil setting of the highly sought after and leafy location of Meads. The property is accessed from its own private entrance and offers bright and spacious accommodation throughout comprising three double bedrooms with the master bedroom further benefiting from an en-suite shower room, living room with stunning vaulted ceiling built by the Duke of Devonshire as a billiard room providing an ideal entertaining space, large kitchen/diner, family bathroom and two separate WC's. Other internal benefits include gas central heating and unique period features. Externally, the property is approached by a dual entrance horseshoe drive, originally used for horse and carriage, that is surrounded by the beautiful extensive and mature gardens. The property also comes with a large garage that we have been advised could provide further potential for extension in the loft space providing usual permissions are obtained. Conveniently located in this highly desired location within close proximity to Meads village with local amenities, South Downs National Park and only a 0.5 mile walk to the seafront. Offered with NO ONWARD CHAIN and a long lease, viewing comes highly recommended by Rush Witt & Wilson to appreciate this stunning property.**



**Private Entrance**

Private entrance accessed via external staircase to first floor level.

**Reception Hall**

With leaded light front door, dado rail, radiator, built in storage cupboard housing the wall mounted gas fired boiler.

**Inner Hallway**

With leaded light window and double radiator, stairs to second floor.

**Cloak Room**

With closed coupled wc.

**Bedroom One**

17'6 in to bay window x 16'10 (5.33m in to bay window x 5.13m)  
With stone mullion fireplace with tiled insert and matching harth, ceiling rose and cornice, picture rail, double radiator, door through to en-suite.

**En-Suite Shower Room**

White suite comprising walk in shower cubicle with built in shower and glazed enclosure, pedestal wash hand basin, close coupled wc, chrome ladder style heated towel rail, tiled floor and part tiled walls.

**Bedroom Two**

18' x 13'2 (5.49m x 4.01m)  
With period cast iron fireplace with tiled insets, ceiling cornice, picture rail, dado rail double radiator.

**Bedroom Three**

13' x 10' (3.96m x 3.05m)  
With double radiator.

**Family Bathroom**

Fitted with matching white suite comprising panelled Jacuzzi bath with mixer tap with shower attachment and glazed shower screen, pedestal wash hand basin, chrome ladder style heated towel rail, tiled floor and part tiled walls.

**Second Floor Galleried Landing**

With window and double radiator.

**Living Room**

24'3 x 18' (7.39m x 5.49m)  
With a stunning 15' tall vaulted ceiling with glazed atrium, period style fireplace with stone surround and slatted hearth, ceiling cornice, dado rail and double radiator.

**Kitchen/Breakfast Room**

20'8 x 15'2 (6.30m x 4.62m)  
Fitted with a range of built in matching shaker style units with solid wood oak worktops and part ceramic wall tiling, inset single drainer stainless steel sink unit with mixer tap, integrated dishwasher, fridge/freezer, fitted five burner range style cooker with electric double ovens, stainless steel splashbacks and extractor canopy above, central island with cupboards extending into breakfast bar, plumbing space for washing machine, inset down lights, double radiator.

**Separate WC**

With close coupled wc.

**Outside**

**Large Garage/Workshop/Studio**

15'6 x 10'9 (4.72m x 3.28m)  
With power and light, with large loft space with potential to convert providing usual planning and consents are granted.

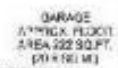
**Lease And Maintenance**

Remainder of 999 year lease, Maintenance is approximately £100 per month including building insurance & managing fee.

**Agents Note**

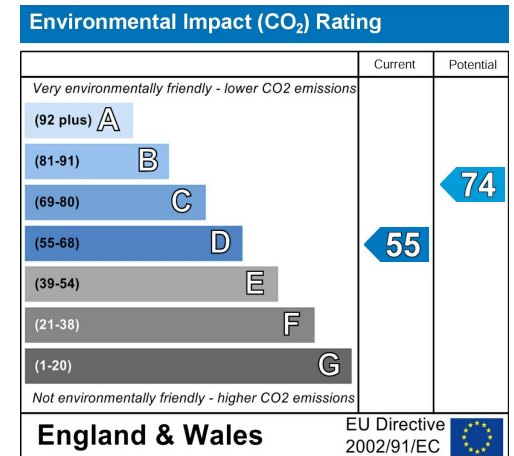
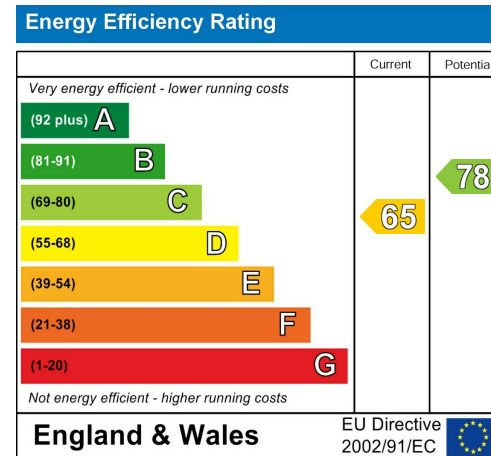
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 2214 SQ.FT. (205.780 M.)

Wolfgang Iser, *The Act of Reading: A Theory of Aesthetic Experience*, trans. E. V. Rieu (New York: Oxford University Press, 1976), p. 10. Iser's argument is that the reader's act of reading is a creative act, and that the reader's experience of a text is a unique and personal one. Iser's theory of reading is based on the idea that the reader's act of reading is a creative act, and that the reader's experience of a text is a unique and personal one. Iser's theory of reading is based on the idea that the reader's act of reading is a creative act, and that the reader's experience of a text is a unique and personal one.



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