

'Mandalay' 29 Meads Brow, EASTBOURNE BN20 7UP

Freehold

£1,250,000



4 Bedroom 3 Reception 3 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Commanding stunning DOWNLAND and SEA views across Eastbourne and towards the High Weald this impressive detached residence occupies an elevated position in arguably the most exclusive close in Meads. Approached via a gated entrance, the sizeable frontage provides ample parking and is complimented by the landscaped front garden and leads to the integral double garage and main entrance. Generous accommodation extends from the reception hallway with sky light and an array of oak storage cupboards and tiled flooring. The family room/study gives access to the sitting room which boasts a solid wood burner and this also opens onto a delightful garden terrace with a bespoke glass balustrade. The stylish kitchen/breakfast room adjoins the dining area and integrated Miele appliances are a stand out feature. Benefits include a utility room and cloakroom whilst an internal staircase leads to the bedroom and rear garden level. All four bedrooms have direct access to the garden and two have luxurious en suite facilities. There is a further bathroom/wc serving bedrooms three and four. The secluded rear gardens are mainly lawned and well planted with many trees and shrubs and a heated swimming pool is another appealing feature. There is also a garden snooker room with cloakroom in addition to lockable storage. Meads village shops are close by and Moira House girls school, Bedes and Eastbourne College can all be found within a quarter of a mile distance whilst the infamous Beachy Head and the heritage downland are within walking distance.

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### Main Features

- Exclusive Address
  - 4 Bedrooms ALL with Direct Access to Garden
  - 2 Double Aspect Receptions
  - Modern Open Plan Kitchen/Breakfast Room to adjoining Dining Room
  - Luxury Family Bathroom/WC
  - Luxury En-Suite to Master & Bedroom 2
  - Secluded Landscaped Gardens Having Stunning and Far Reaching Views
  - Heated Outdoor Swimming Pool
  - Snooker Room/Office Studio with Cloakroom
  - Integral Garage with Extensive Block Paved Driveway
- Entrance**  
Sliding double glazed door to - Entrance Porch - With inner oak panelled front door having circular double glazed insets and matching side windows to -
- Entrance Hallway**  
Natural stone tiled floor. Inset ceiling spotlights. Range of oak cloaks cupboards having store cupboards above and further deep built in shelved store cupboard. Contemporary radiator. Large glazed atrium affording a large degree of light.
- Cloakroom**  
White suite comprising built in vanity unit with inset wash hand basin and mixer tap having oak cupboards and drawers below. Close coupled WC. Large wall mirror. Contemporary radiator. Part stone wall tiling. Inset ceiling spotlights. Natural stone floor tiling.
- Double Aspect Sitting Room**  
22'4 x 22' (6.81m x 6.71m)  
Double glazed windows having far reaching views across the town towards the sea. Stone fireplace having slate hearth and fitted wood burner. Television point. Telephone point. Two contemporary radiators. Double glazed bi-fold doors opening to -
- Garden Terrace**  
Having far reaching views across the town and towards the sea. Double oak panelled glazed doors to -
- Double Aspect Family Room/Study**  
19'6 x 14' (5.94m x 4.27m)  
Double glazed windows with views across the front garden. Television point. Telephone point. Contemporary vertical radiator. Inset spotlights. Double glazed doors opening onto the front garden.
- Open Plan Double Aspect Kitchen/Breakfast Room**  
28'2 x 14'8 reducing to 11'6 (8.59m x 4.47m reducing to 3.51m)  
Kitchen Area - Extensive range of contemporary units comprising under mounted sink unit and mixer tap with surrounding pre-moulded corian worksurfaces having cupboards and drawers under. Inset Miele electric induction hob unit with feature Elica extractor above with down lights and pan drawers below, adjoining matching unit having built in Miele electric fan assisted oven with matching combination microwave and plate warmer. Integrated Miele dishwasher. Further matching shelved unit housing Miele steamer. Fitted Amana American style fridge/freezer with ice/drinks dispenser. Matching tall retractable larder unit. Further range of wall cupboards having concealed lighting. Inset down lights. Polished stone floor tiling.
- Dining Area**  
Double glazed windows having views across the town and the sea. Two vertical contemporary radiators. Double glazed bi-fold doors opening onto extensive terrace.
- Utility Room**  
11'6 x 7'4 (3.51m x 2.24m)  
Corian fitted worktops having inset single drainer sink unit and mixer tap having cupboards under. Space and plumbing for automatic washing machine and tumble dryer. Further range of matching wall units. Tall built in broom cupboard with adjoining shelved unit. Polished stone floor. Personal door to Integral Garage. Further double glazed door to -
- Side Porch**  
Ceramic tiled floor. Double glazed door to rear garden.
- Spacious Garden Level Hallway**  
Oak Staircase with stainless steel handrails and glazed panels lead to Hallway with built in shelved airing cupboard housing hot water tank and adjoining shelved linen cupboard, contemporary radiator and inset ceiling spotlights.

### Master Bedroom

14'8 x 14'6 excluding depth of wardrobes (4.47m x 4.42m excluding depth of wardrobes)  
Double glazed windows having views towards the sea and coast. Extensive range of built in furniture comprising fitted wardrobe cupboards, matching chest of drawers and bedside cabinets. Television point. Vertical contemporary radiator. Double glazed doors opening onto terrace and rear garden.

### Dressing Room

7'2 x 4'2 excluding depth of wardrobes (2.18m x 1.27m excluding depth of wardrobes)  
Fitted with further range of matching built in oak wardrobe cupboards, matching shelved floor cupboards and inset ceiling spotlights. Archway to -

### Luxury En-Suite Bath & Shower Room/WC

Modern suite comprising large built in bath and mixer tap. Built in vanity unit with inset wash hand basin and mixer tap with cupboard below. Walk in shower cubicle having wall mounted shower and glazed bi-fold door. Close coupled WC. Contemporary radiator. Inset ceiling spotlights. Stone floor. Stone walls. Stone vanity shelves.

### Bedroom 2

14'6 excluding depth of wardrobes x 10'8 (4.42m excluding depth of wardrobes x 3.25m)  
Double glazed windows. Range of built in oak wardrobe cupboards. Vertical radiator. Ceiling spotlights. Oak door to -

### Spacious En-Suite Shower Room/WC

Modern suite comprising large walk in shower cubicle having wall mounted shower and glazed door. Wall hung vanity unit with inset wash hand basin and mixer tap with cabinet below. Close coupled WC. Contemporary radiator. Inset ceiling spotlights. Ceramic tiled floor. Tiled walls.

### Bedroom 3

10'8 x 10'6 (3.25m x 3.20m)  
Double glazed window having views across the town towards the sea. Built in oak wardrobes. Contemporary vertical radiator. Inset ceiling spotlights. Double glazed door opening onto terrace and rear garden.

### Bedroom 4

10'8 x 6'8 (3.25m x 2.03m)  
Double glazed window having views across the town towards the sea. Contemporary vertical radiator. Inset ceiling spotlights. Double glazed door opening onto terrace and rear garden.

### Family Bathroom/WC

Modern suite comprising panelled shower bath and mixer tap having wall mounted shower over and glazed shower screen. Wall hung vanity unit with inset wash hand basin and mixer tap with cabinet below. Close coupled WC. Contemporary vertical radiator. Inset ceiling spotlights. Stone tiled floor. Stone tiled walls. Extractor fan.

### Outside

The landscaped 'Japanese' style front garden compliments the gated and block paved driveway and wonderful down land views can be enjoyed. To the rear, the secluded grounds offer stunning panoramic views and lead to the snooker cabin and heated swimming pool.

### Timber Built Snooker Room/Office Studio

27'6 x 15'6 (8.38m x 4.72m)  
Insulated and superbly finished with electric power and lights. Three electric heaters. Door to -

### Cloakroom

Low level WC. Wash hand basin.

### Integral Double Garage

20'8 depth x 16'10 width (6.30m depth x 5.13m width )  
Automatic up and over door. Electric power and light. Wall mounted Glow-Worm gas boiler. Access to loft (not inspected). Personal door affording access to Utility Room.

EPC = D