



Flat 2, 22 Carlisle Road, Eastbourne, BN20 7EN

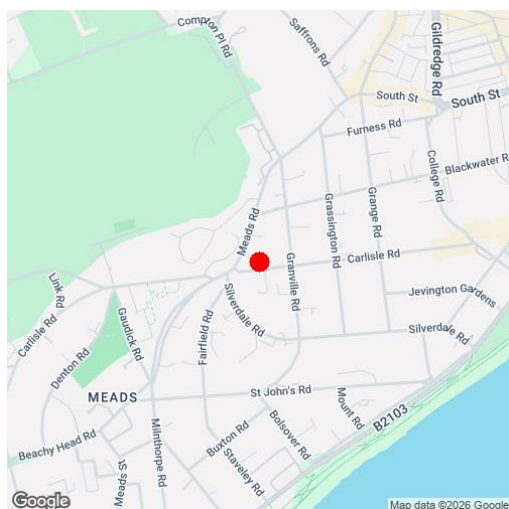
Price £395,000 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An exceptionally spacious 3/4 bedroom flat occupying the entire first floor flat of this handsome detached building in the sought after Lower Meads area of Eastbourne. This magnificent flat retains many original features and boasts bright and spacious accommodation throughout with a floor area of 171sqm/1840 sqft comprising communal entrance hall with original period floor tiles and stairs leading to the first floor where there is a private front door opening to a large private entrance hall with built in storage. The property has a large bay fronted sitting room in addition to a separate dining room which could be used as a 4th bedroom if required. The three bedrooms are of an excellent size and the main bedroom has the benefit of a comprehensive range of fitted bedroom furniture plus doors that open to a large sun terrace. The kitchen, although in need of some modernisation, has a range of matching wall and base units along with areas of work surface and there is a useful utility room. There is a shower/wet room with WC which may need some updating in addition to an adjacent separate WC. The property is to be sold with a new 125 year lease and is offered to the market chain free. There is the option to purchase a garage if required under separate negotiation. The property is conveniently located within easy reach of Eastbourne town centre, seafront, theatres and train station as well as Meads village. The Freeholders consent, if desired, to re-locating the kitchen to the bedroom with terrace access.





### At a Glance:

- Spacious 3/4 bedroom flat
- Occupying Entire first floor
- Sitting room with bay window
- Dining room/4th bedroom
- Kitchen plus utility room
- Shower/wet room WC plus separate WC
- Large sun terrace
- Chain Free
- New 125 year lease
- Potential to purchase a garage under separate negotiation

### Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING ROOM

25'2" (7.67m) x 22'8" (6.91m)

KITCHEN

11'2" (3.4m) x 9'5" (2.87m)

UTILITY ROOM

DINING ROOM / BEDROOM 4

14'11" (4.55m) x 14'3" (4.34m)

BEDROOM 1

16'7" (5.05m) x 16'1" (4.9m)

LARGE SUN TERRACE

15'9" (4.8m) x 5'1" (1.55m)

BEDROOM 2

16'4" (4.98m) x 12'3" (3.73m)

BEDROOM 3

11'5" (3.48m) x 7'8" (2.34m)

SHOWER / WET ROOM / WC

SEPARATE WC

NB:

There is the option to purchase a garage if required, under separate negotiation.

LEASE:

New 125 year Lease.

MAINTENANCE:

2026/2027 £1,251

GROUND RENT:

Nil.

PETS:

Not allowed.

SUB-LETTING:

Not allowed.

COUNCIL TAX:

Band 'E'

EPC:

'D'

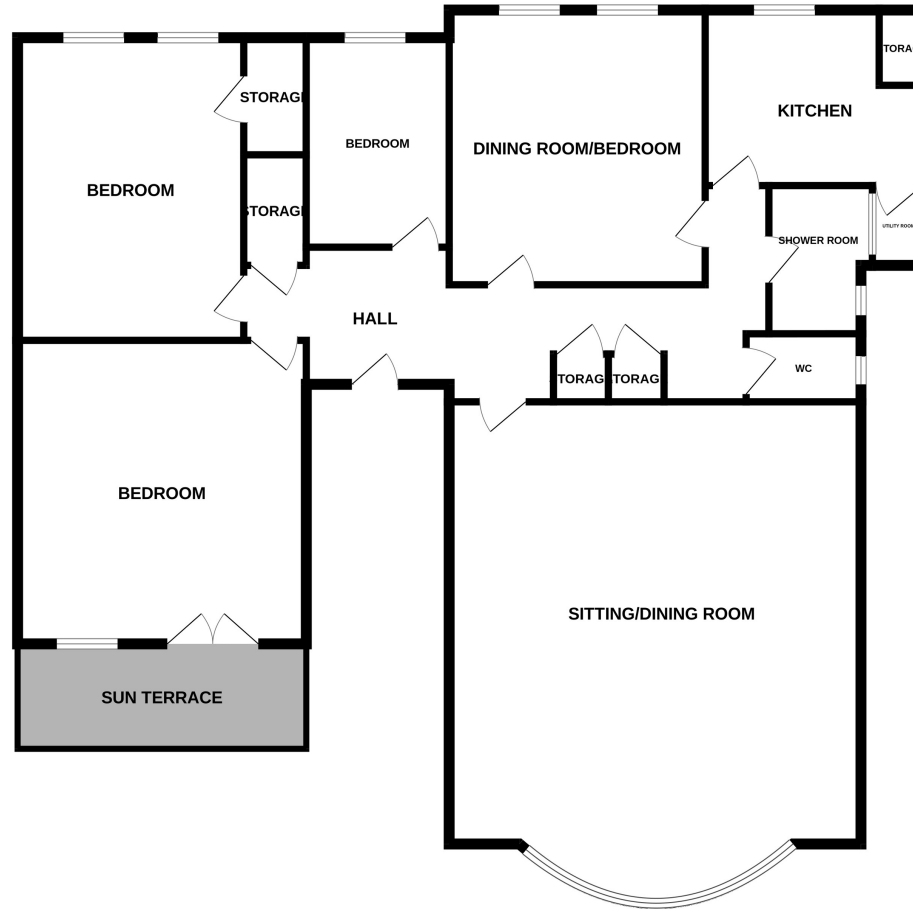
NB:

The Freeholder's consent, if desired, to re-locating the kitchen to the bedroom with terrace access.

(All details concerning the terms of the Lease and out goings are subject to verification.)



# FIRST FLOOR



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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