



8 De Walden Mews, Eastbourne, BN20 7QU

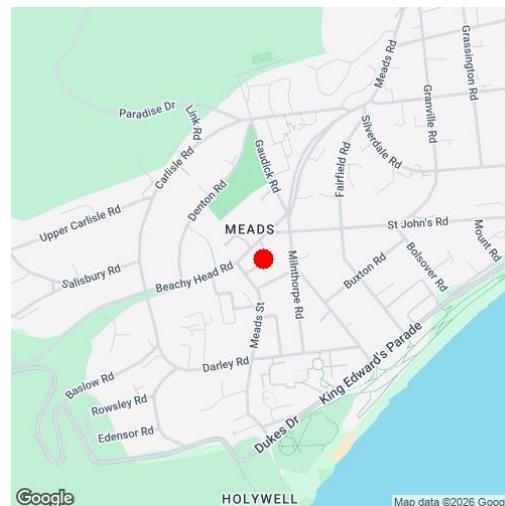
Price £385,000 | Share of Freehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
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An immaculate and beautifully presented two double bedroom mews house forming part of an exclusive gated development located in the heart of Meads village. This delightful property was originally designed and has the square footage of a three bedroom house and could easily be converted back if required. Accommodation is arranged across three floors and comprises entrance hall, sitting/dining room opening to a modern fitted kitchen with range of matching wall and base units and door to a convenient utility room which has the plumbing to create a ground floor WC if desired. Stairs rise from the entrance hall to a first floor landing where there is the principal bedroom suite which occupies the whole of the first floor and incorporates a spacious bedroom with seating area plus an en-suite bathroom/wc. Stairs then rise to the top floor where there is the second double bedroom which boasts a further en-suite shower room and wc. The property enjoys the benefit of stylish window shutters as well as gas central heating. There is a paved area of parking opposite the property. There is the option to purchase a garage under separate negotiation for £27,500. The property has a share of the freehold and has the remainder of a 999 year lease.





### At a Glance:

- Two bedroom mews house
- Exclusive gated development in heart of Meads village
- Immaculate condition throughout
- Sitting room
- Modern kitchen
- En-suite bathroom and en-suite shower room
- Utility room with potential to create a ground floor wc
- Fitted window shutters
- Area of parking
- Garage available under separate negotiation

### Accommodation:

#### ENTRANCE HALL

SITTING / DINING ROOM  
18'6" (5.64m) x 9'4" (2.84m)

#### KITCHEN

13'2" (4.01m) x 7'7" (2.31m)

#### UTILITY ROOM

#### FIRST FLOOR LANDING

MASTER BEDROOM SUITE  
23'0" (7.01m) Max x 14'6" (4.42m) Max

#### EN-SUITE BATHROOM / WC

#### SECOND FLOOR LANDING

#### BEDROOM 2

12'7" (3.84m) x 10'5" (3.18m)

#### EN-SUITE SHOWER ROOM / WC

#### OUTSIDE:

#### PAVED AREA OF PARKING

#### LEASE:

remainder of a 999 year lease (share of freehold)

#### MAINTENANCE:

Maintenance for 2025 was £910.50 per annum

#### NB:

Garage available under separate negotiation - price £27,500

#### COUNCIL TAX:

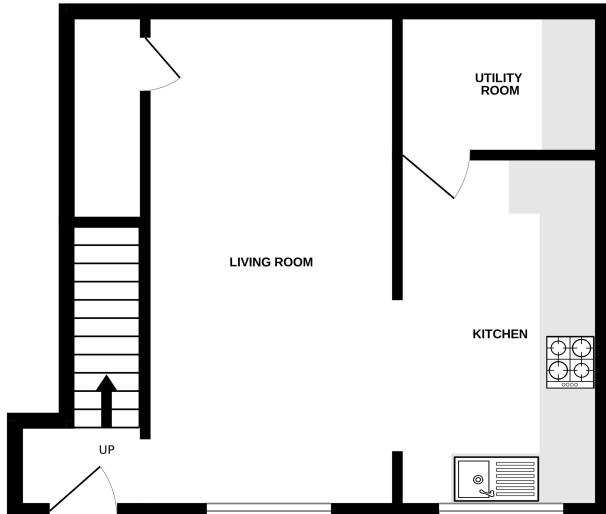
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#### EPC:

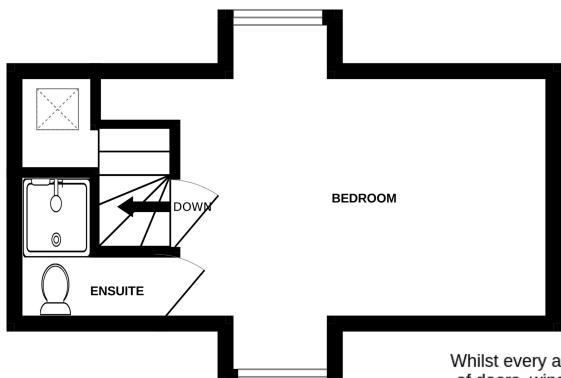
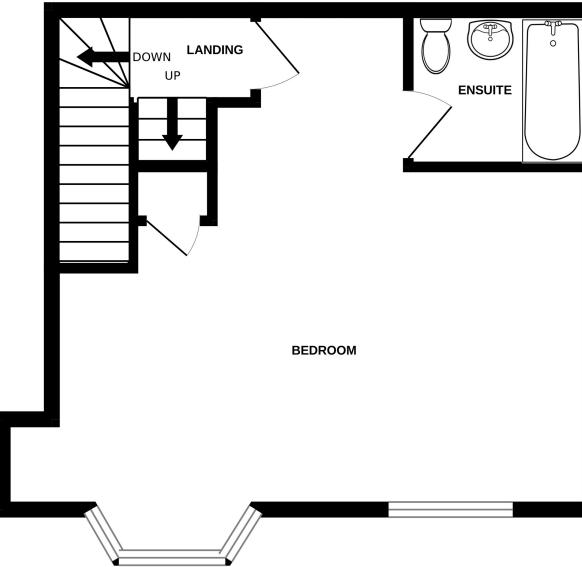
'C'



GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR  
203 sq.ft. (18.9 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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TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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