



30a Meads Street, Eastbourne, BN20 7QY

Price £375,000 | Leasehold

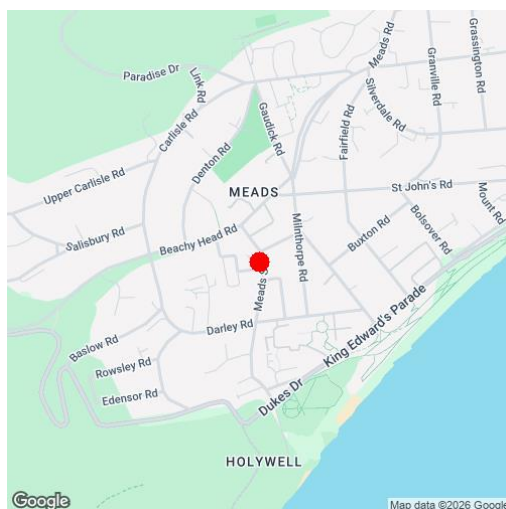
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



An immaculately presented four / five bedroom split level maisonette with private south west facing sun terrace and beautiful views of the South Downs, located within the heart of Meads Village. This spacious four / five bedroom maisonette comes with its own private entrance and is set on one of Meads' most popular residential streets, with its independent shops, cafés, pubs and village feel, as well as having close access to the seafront and the South Downs. Arranged over two levels, the layout is flexible and works brilliantly for modern living — whether that's family life, working from home or simply having space to spread out. The rooms are recently decorated, bright and well proportioned, with a comfortable living area, a well equipped kitchen with integrated dishwasher, washing machine, fridge freezer and double oven and up to five bedrooms that can be adapted to suit how you want to live. Two of the bedrooms are currently used by the vendor as a dining room and study. There is plenty of period character throughout, including high ceilings, large windows and original detailing, which adds warmth and personality and stops the space feeling generic. A real highlight is the roof terrace, which enjoys open views across the South Downs. It's a fantastic spot for morning coffee, relaxed evenings or entertaining friends, and a genuine bonus in this part of Meads. On Meads Street, you've got everything on your doorstep — from coffee and local shopping to coastal walks and green open spaces. Eastbourne town centre and the mainline station are also within easy reach. A substantial, flexible home in a brilliant Meads location — and one that doesn't come up very often.







## At a Glance:

- Spacious 4/5 bedroom split level maisonette
- Private entrance and vestibule
- Spacious first floor landing
- Two individual period reception rooms
- Newly fitted Kitchen/breakfast room with access to westerly facing private roof terrace
- Beautiful Meads location with views towards the South Downs
- Shower room/wc plus separate wc
- Plantation shutters
- Viessmann combi boiler with radiators
- Immaculately presented throughout

## Accommodation:

### PRIVATE ENTRANCE

### VESTIBULE

### FIRST FLOOR LANDING

### LOUNGE

13'7" (4.14m) x 12'3" (3.73m)

### DINING ROOM/BEDROOM 4

13'9" (4.19m) x 11'7" (3.53m)

### KITCHEN

11'7" (3.53m) x 10'2" (3.1m)

### STUDY/BEDROOM 5

6'5" (1.96m) x 6'3" (1.91m)

### SECOND FLOOR LANDING

### BEDROOM 1

13'0" (3.96m) x 12'4" (3.76m)

### BEDROOM 2

13'0" (3.96m) x 12'3" (3.73m)

### BEDROOM 3

8'8" (2.64m) x 6'0" (1.83m)

### SHOWER ROOM

### CLOAKROOM

### OUTSIDE:

### PRIVATE TERRACE

### COUNCIL TAX:

Band "C"

### EPC:

"C"

### LEASE:

110 years remaining.

### MAINTENANCE:

As and when. 50% share.

### GROUND RENT:

£100 per year.

### PETS:

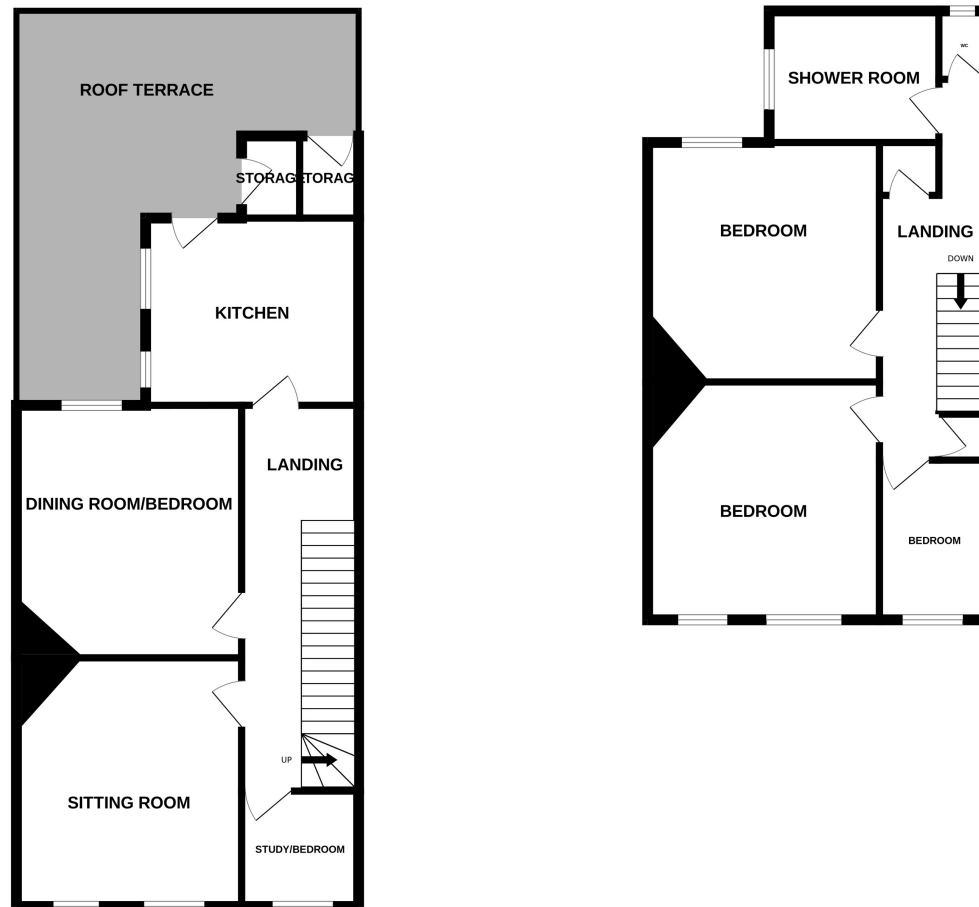
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### SUB-LETTING:

T.B.A.

(All details concerning the terms of the Lease are subject to verification)





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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