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**MAKING
PROPERTY
WORK**

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FOR SALE

DEVELOPMENT / RESIDENTIAL – 5,068 SQ FT (470 SQ M)

Meads End, Dukes Drive, Eastbourne, East Sussex, BN20 7RU

DESCRIPTION

- Substantial detached closed boarding house (Class C2 - Residential Institution)
- Extending to 4,650 sq ft (432 sqm) over 3 floors
- Triangular plot of 0.3 acres (0.12 hectares)
- 'Back to brick' refurbishment commenced with significant steelworks completed
- Opportunity to convert back to single dwelling, split into apartments or convert to alternative uses (STP)
- Further scope to develop within the grounds
- Prime Meads location
- Unimpeded Seafront views across Helen Garden

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground	2,189	203.4
First	1,991	184.98
Second	888	82.49
TOTAL	5,068	470.87

PRICE

Offers in excess of £795,000 for Freehold (ESX11143) with Vacant Possession.

VAT

VAT may be chargeable on the price quoted.

EPC

An EPC is being prepared and will be available shortly.

COUNCIL TAX

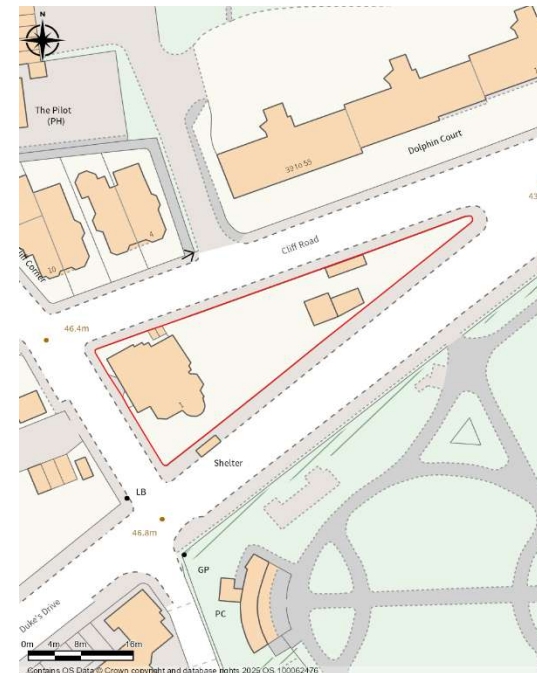
[Band D](#)

PLANNING

- The property was changed from a single private dwelling to dormitory accommodation for school boarders in 1975 ([Ref: 750082](#))
- The property has commenced refurbishment as per Planning consent in 2024 ([Ref: 230676](#))

DATA ROOM

To view the data room [click here](#)



VIEWINGS –

Max Perkins

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Peter Coldbreath

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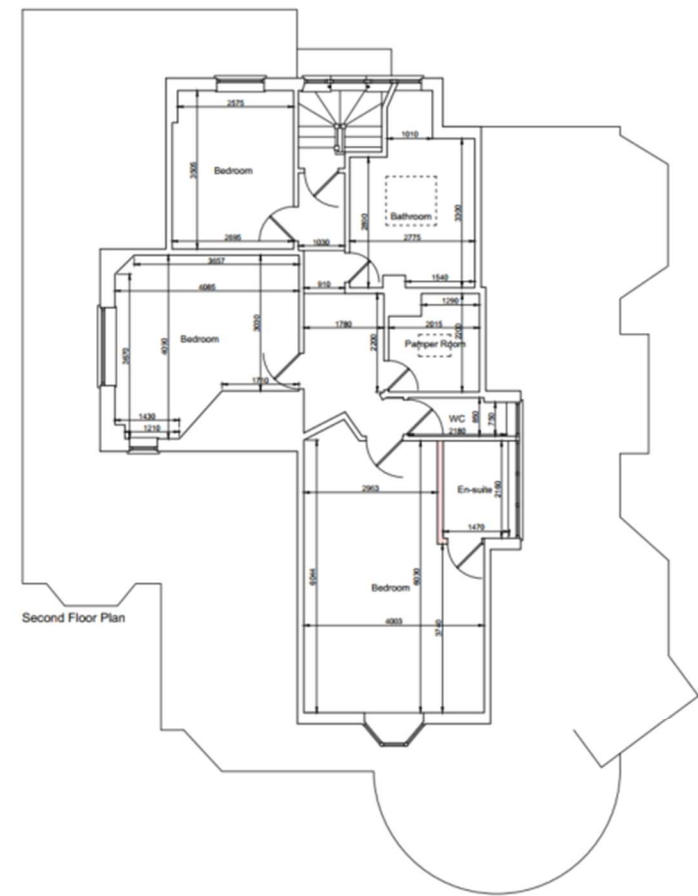
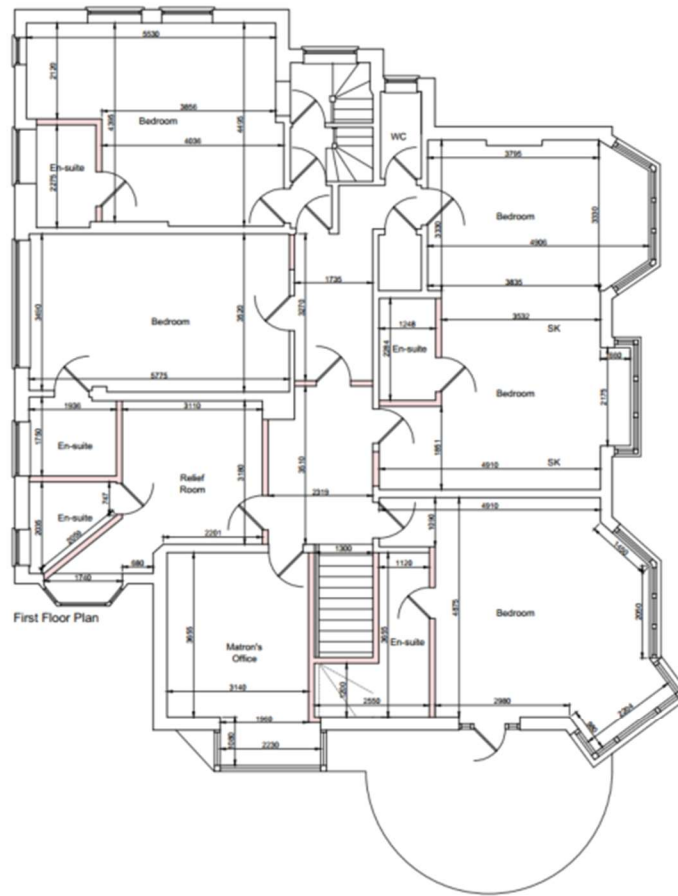


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