



**12 St Gregory Close, Meads,
Eastbourne, East Sussex, BN20 7JL
£470,000**

Rager & Roberts



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Enviably situated within the residential area of Meads – a 3 storied townhouse with westerly views.

entrance hall • cloakroom with wc • large sitting room • kitchen/family dining room • dining room/study
3 bedrooms • bathroom with wc • shower room with wc • gas fired central heating and double glazing • easily maintained garden • garage

Description

Enviably situated within the residential area of Meads - a 3 storied townhouse with westerly views. The property has been improved over the years now benefitting from a double glazed conservatory at the rear. The property and its garden is easily maintained and offers an ideal opportunity for buyers seeking a home within this sought after area.

Location

The property is extremely well placed for the amenities of Meads village high street with its range of shopping facilities. The scenic part of Eastbourne's seafront with the Holywell Gardens are also accessible as is scenic downland countryside to the west. The town centre offers a range of shopping facilities including the newly refurbished Beacon centre. There are main line rail services to London Victoria and to Gatwick. Sporting facilities in the area include 3 principal golf courses and one of the largest sailing marinas on the south coast.

Double glazed front door to

Entrance Hall with concealed radiator.

Cloakroom with wash basin, low level wc, radiator, window.

Dining Room 10'8"x10'6" (3.25mx3.2m) with pair of matching built in cabinets, radiator and archway leading to

Kitchen/Dining Room 11'7"x10'10" (3.53mx3.3m) excluding the depth of the deep recess, extensive range of working surfaces with drawers and cupboards below and matching range of wall cabinets over, inset stainless steel one and a half bowl sink unit with mixer tap, integrated dishwashing machine, space for oven with extractor hood over, plumbing for washing machine, space for fridge/freezer, deep storage cupboard below stairs, concealed convector radiator and double glazed door to

Double glazed Conservatory 8'x7'2" (2.44mx2.18m) with garden aspect, tiled floor and casement doors giving access to the garden.

The staircase rises from the entrance hall to the **First Floor Landing** with deep storage cupboard, radiator.

Spacious Sitting Room 15'x10'8" (4.57mx3.25m) with attractive views and with fire surround with fitted electric fire flanked by matching cabinets and book shelving, radiator.

Bedroom 3 9'2"x8'2" (2.8mx2.5m)

Shower Room with corner shower with wall mounted shower fittings, pedestal wash basin and low level wc, radiator, towel rail, window.

The staircase continues to the **Second Floor Landing** with access to loft space.

Bedroom 1 14'10"x10'9" (4.52mx3.28m) including the depth of the wall to wall range of built in wardrobe cupboards, radiator and fine views toward the downs.

Bedroom 2 10'10"x9'2" (3.3mx2.8m) with large built in storage cupboard housing hot water cylinder, radiator.

Bathroom with white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin and low level wc, radiator, towel rail and window.

Outside

There are easily maintained gardens arranged to the front and rear. The rear garden extends to a depth of about 40' with lawn flanked by a raised border containing a variety of shrubs, gated rear access leads to the garage block.

Garage No 12 with up and over door in the nearby garage block.

Tenure Freehold

TOWN CENTRE OFFICE

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 Fax: 01323 430144

OLD TOWN OFFICE

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ALFRISTON

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 Alfriston BN26 5UG
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.