

# Crane & Co



## Price Guide

£425,000 - £450,000

11 St Gregory Close, Eastbourne, East Sussex BN20 7JL

3 Bedroom 2 Bathroom 2 Reception

01323 440678

sales@craneandco.co.uk

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Freehold

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This stunning and contemporary 3-bedroom townhouse is nestled in the highly desirable Meads area, offering a blend of modern living and comfort that any home seeker will appreciate. With generous living space throughout, this family home truly delivers on both style and functionality. The ground floor welcomes you with a spacious dining room that seamlessly flows into a stylish kitchen/breakfast room, ideal for casual meals or entertaining. Adjacent to this is a light-filled conservatory, providing a wonderful space to unwind while enjoying views of the rear garden—perfect for al fresco dining, family gatherings, or simply enjoying some peaceful outdoor time. The first floor features a beautiful sitting room with a cozy and snug feel—ideal for relaxing evenings spent in front of the TV. This floor also includes one of the three bedrooms, along with a shower room, making it a perfect retreat for guests or family members. The second floor offers two additional well-proportioned bedrooms, both with a leafy outlook, and another shower room. From one of the bedrooms, the vendor describes the view as being like sitting in the treetops, with a tranquil, leafy outlook that enhances the peaceful ambiance of the home. In addition to its exceptional living spaces, the home benefits from practical amenities, including residents' parking and a garage in a nearby block, providing secure storage and additional convenience. Meads Village, renowned for its warm community atmosphere, offers a wonderful place to call home. The area is home to a vibrant mix of local shops, charming pubs, and cafes, including the well-known Holywell Tea Rooms just a short distance away at the seafront. The village also boasts easy access to Eastbourne's train station, ensuring a smooth commute for those needing to travel further afield. This property truly offers the best of both worlds, a friendly village setting, with everything you need right on your doorstep. This townhouse in Meads is a perfect choice, providing you with everything you could possibly need—and more.

## Room Sizes

Ground Floor  
Entrance Hall  
Cloakroom  
Living Room - 10' 9" x 10' 6"  
Kitchen/Breakfast Room - 11' 9" x 11' 0"  
Conservatory - 11' 3" x 8' 10"  
First Floor  
Family Room - 15' 1" x 10' 10"  
Bedroom 3 - 9' 0" x 8' 2"  
Shower Room  
Second Floor  
Bedroom 1 - 15' 1" x 11' 0"  
Bedroom 2 - 10' 9" x 9' 1"  
Shower Room  
Outside  
Front Garden  
Garage  
Residents Parking  
Rear Garden

## Main Features

- Town House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Modern Accommodation
- Conservatory
- Meads Location
- Garage & Residents Parking

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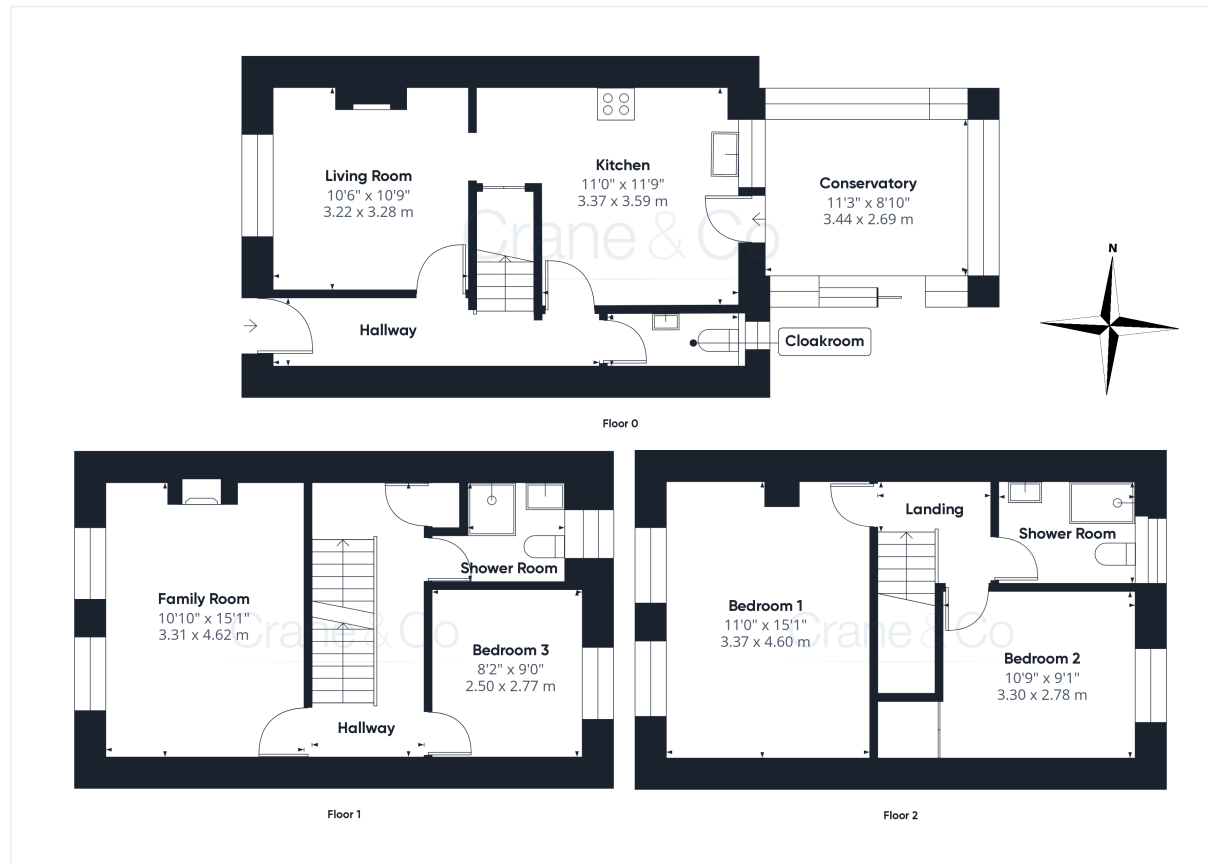
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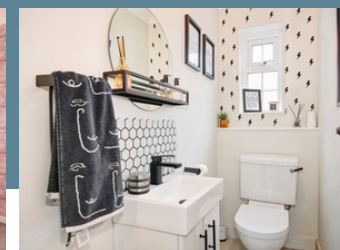
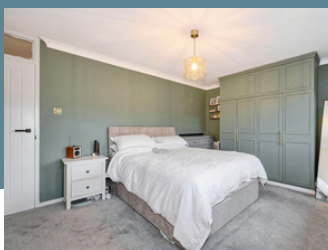


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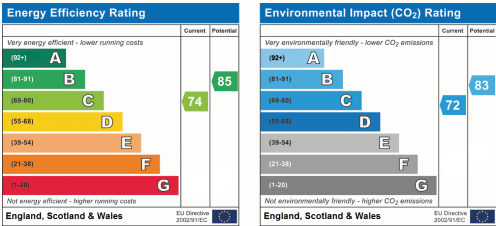
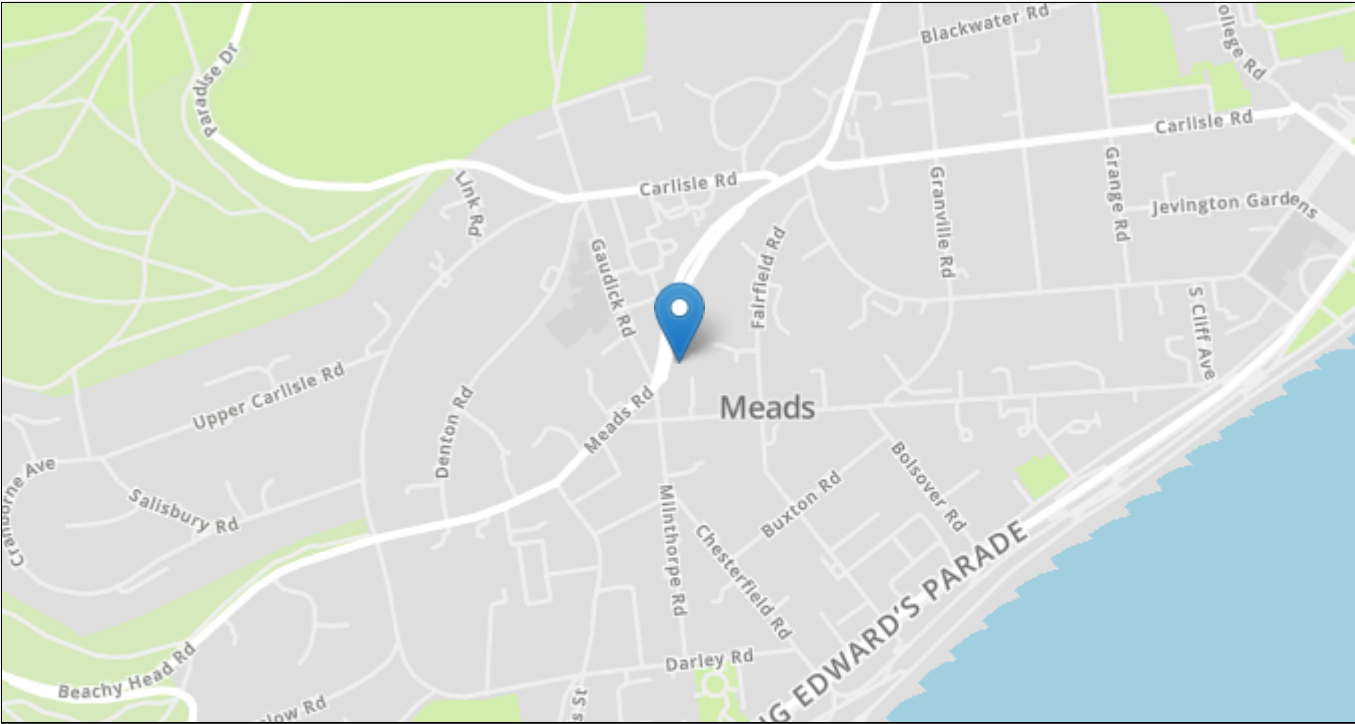
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