



9 St Gregory Close, Eastbourne, BN20 7JL

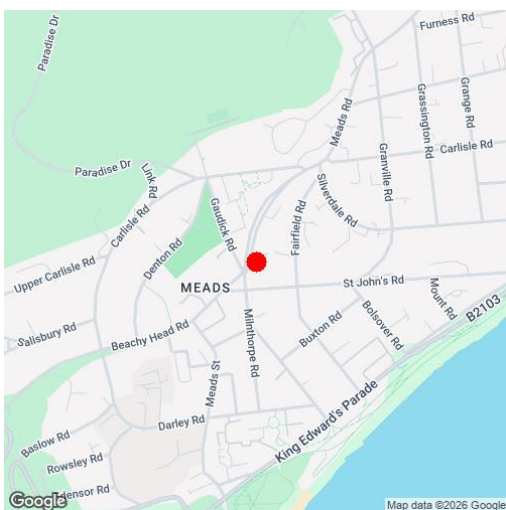
Price £325,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A three bedroom two reception room end of terrace townhouse located in a quiet cul-de-sac within the sought after Meads area of Eastbourne. This property is offered to the market chain free and is in need of significant modernisation and updating throughout. Accommodation is arranged over three floors, on the ground floor there is the entrance hall, kitchen, dining room, ground floor WC, stairs rise to the first floor where there is a landing, sitting room, 3rd bedroom, shower room/WC and further flight of stairs to the top floor landing where there are bedrooms 1 and 2 along with the main bathroom/WC. The property boasts gardens to the front and rear and enjoys the benefit of a garage located in a nearby block. Meads high street and seafront are within easy reach and Eastbourne town centre and mainline train station are less than a mile away.





### At a Glance:

- Three bedroom end of terrace townhouse
- Quiet cul-de-sac location in popular Meads
- Garage
- In need of full refurbishment
- Kitchen
- Sitting room
- Dining room
- Bathroom plus shower room
- Ground floor WC
- Front and rear gardens

### Accommodation:

#### ENTRANCE HALL

#### DINING ROOM

10'7" (3.23m) x 10'5" (3.18m)

#### KITCHEN

14'3" (4.34m) x 11'7" (3.53m)

#### GROUND FLOOR WC

#### FIRST FLOOR LANDING

#### SITTING ROOM

15'1" (4.6m) x 10'8" (3.25m)

#### BEDROOM 3

9'1" (2.77m) x 8'2" (2.49m)

#### SHOWER ROOM / WC

#### SECOND FLOOR LANDING

13'2" (4.01m) x 10'9" (3.28m)

#### BEDROOM 1

13'2" (4.01m) x 10'9" (3.28m)

#### BEDROOM 2

10'9" (3.28m) x 9'2" (2.79m)

#### BATHROOM / WC

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### GARAGE

Located in a nearby block

#### COUNCIL TAX:

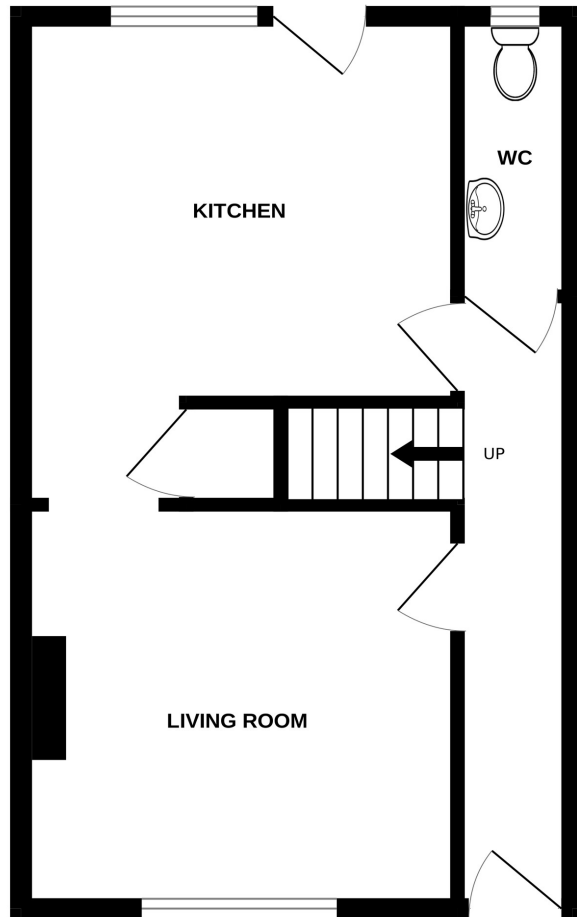
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#### EPC:

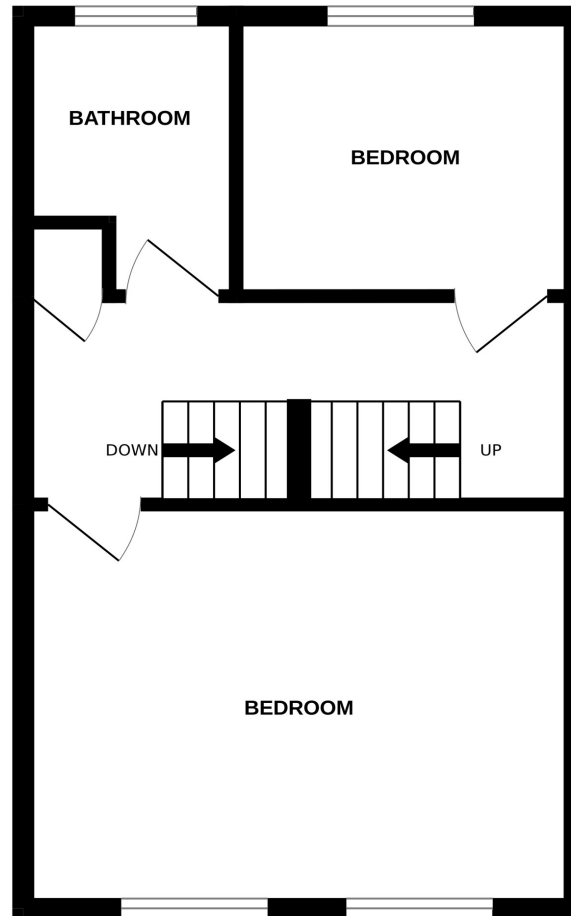
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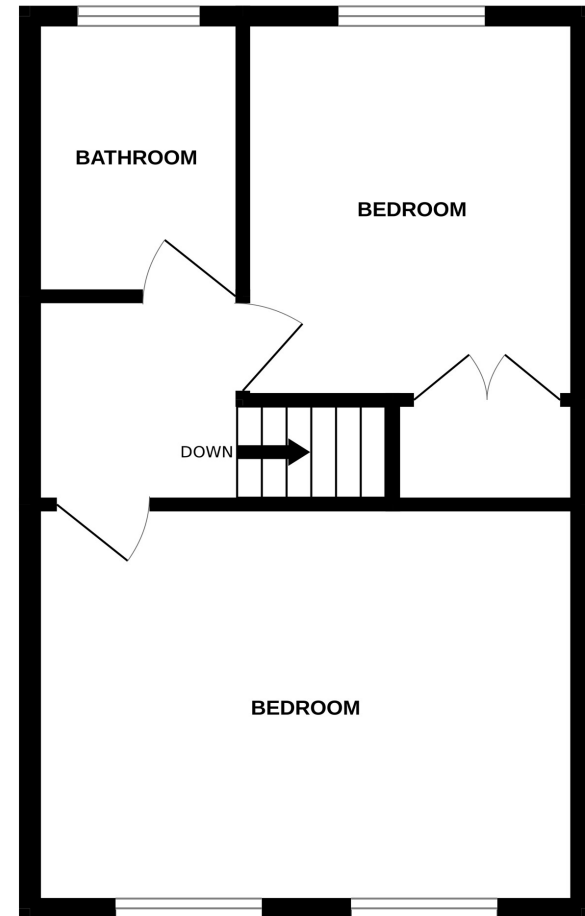
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)