



1 Churchill Close, Eastbourne, BN20 8AJ

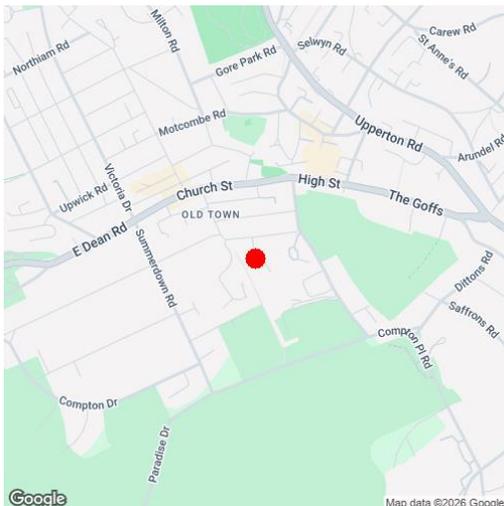
Price £410,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful and well presented three bedroom semi-detached house boasting driveway and garage in a tucked away position within a quiet cul-de-sac in the popular Old Town area of Eastbourne. This wonderful home enjoys bright and spacious accommodation throughout comprising entrance hall, large open plan sitting/dining room, kitchen with range of matching wall and base units, areas of work surface and some integral appliances, garden/sun room, first floor landing, three good size bedrooms, modern bathroom and separate wc. The property enjoys the convenience of a block paved driveway to the front providing off road parking for three vehicles which leads to a garage benefiting from power and light. To the rear there is a pleasant garden with area of lawn, patio and a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating. Churchill Close is located within easy reach of Gildredge park, a Waitrose store and a number of bus routes. Eastbourne Town centre is just under a mile away and offers a wider variety of high street stores as well as a mainline train station and picturesque seafront.





At a Glance:

- Well presented three bedroom semi-detached house
- Popular Old Town location
- Large open plan sitting/dining room
- Garden/sun room
- Modern bathroom and separate wc
- Kitchen
- Front and rear gardens
- Block paved driveway for up to 3 vehicles
- Garage with power and light
- Double glazed and gas central heating

Accommodation:

ENTRANCE HALL

SITTING / DINING ROOM
25'6" (7.77m) x 13'6" (4.11m) Max

KITCHEN
9'9" (2.97m) x 8'2" (2.49m)

SUN ROOM
9'4" (2.84m) x 8'4" (2.54m)

FIRST FLOOR LANDING

BEDROOM 1
14'8" (4.47m) x 11'5" (3.48m)

BEDROOM 2
10'2" (3.1m) x 9'8" (2.95m)

BEDROOM 3
9'8" (2.95m) x 6'5" (1.96m)

BATHROOM

WC

OUTSIDE:

FRONT & REAR GARDENS

BLOCK PAVED DRIVEWAY

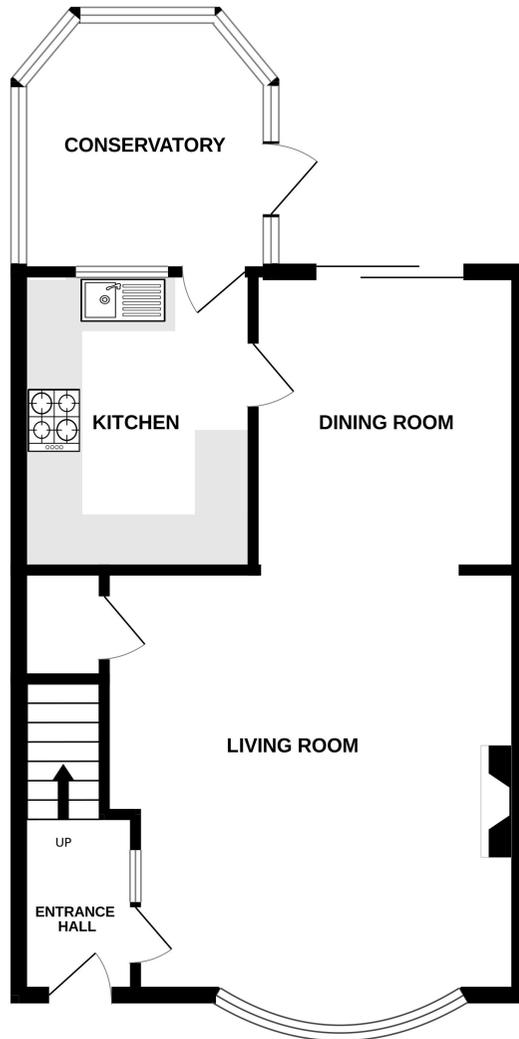
GARAGE
with power & light

COUNCIL TAX:
Band 'D'

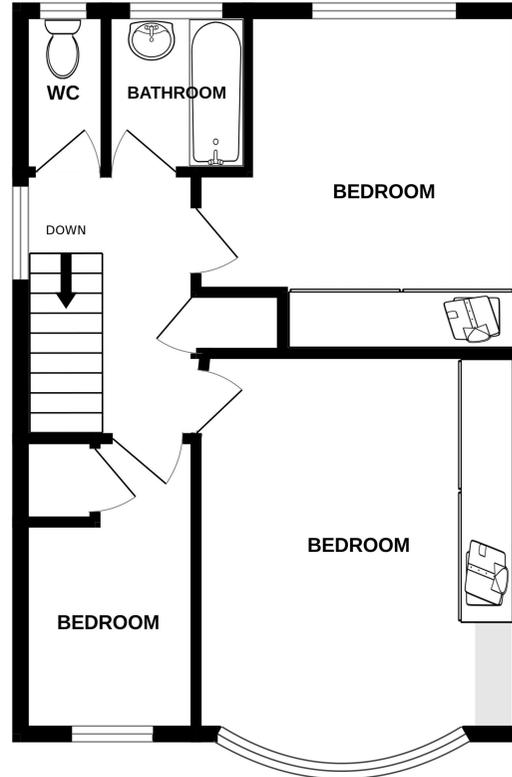
EPC:
'D'



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

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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