



A stunning village residence in an elevated position commanding glorious views over The South Downs National Park towards The English Channel. This three bedroom detached Sussex style house has been recently meticulously updated and improved by the current owners, the property is ready to enjoy immediately. Features include luxury kitchen/dining room with semi-vaulted ceiling and bi-fold doors onto the sun terrace, bright through living room, utility room, ground floor WC and a beautiful family bathroom. Outside there is a range of terraces from which to enjoy the sun and views, plus a fantastic summerhouse to relax in. The gardens are private and well-tended, additionally there is a garage and a long driveway.

**Offers in excess of £750,000 | Freehold**



26 Hillside, East Dean, Eastbourne, East Sussex, BN20 0HE





### Entrance Hall

1/2 glazed wooden door to front. Double glazed window to side. Engineered oak flooring. Airing cupboard with power and space for tumble dryer. Radiator. Stairs leading to first floor with deep understairs cupboard. Oak internal doors throughout.

### Cloakroom

Double glazed window to side. Tiled splashback. Chrome towel rail. W.C and wash hand basin set in vanity unit.

### Living Room - 3.51m x 6.71m (11'6" x 22'0")

Double aspect room with double glazed bay window to rear and bi fold doors to front terrace. Engineered oak flooring. Beamed ceiling. Open fireplace with fitted wood burner with stone surround and hearth. Two feature cast iron radiators. Wall lights. TV point and telephone point.

### Kitchen/Dining Room - 7.65m x 2.72m (25'1" x 8'11")

Triple aspect room with double glazed windows to rear and side and bifold doors to front terrace. Featuring a tall oak beamed vaulted ceiling with additional large electric Velux window with electric blind. Engineered oak flooring. Exposed brick. Inset spotlights. TV point. Feature radiator. Fully fitted with a range of shaker style wall and base units with integral double electric oven, microwave, dishwasher, double wine cooler and fridge. Oak work surfaces with inset 4 burner gas hob with fitted stainless steel cooker hood and ceramic 1 1/2 bowl sink and drainer unit. Waste disposal and filter water tap.

### Utility Room - 2.67m x 2.49m (8'9" x 8'2")

Double aspect room with double glazed window to side and stable door to rear. Engineered oak flooring and partially tiled walls. Fully fitted with a range of white high gloss wall and base units and work surfaces with inset stainless steel sink and drainer unit. Plumbing for washing machine and space for large fridge/freezer. Pressurised water system.

### First Floor Landing

Double glazed window to side. Wall lights. Loft access with fitted ladder, light and boarding.

### Bedroom One - 3.56m x 3.25m (11'8" x 10'8")

Double glazed window to front with far reaching views. Built in wardrobes. Wall lights. Radiator.

### Bedroom Two - 2.92m x 2.46m (9'7" x 8'1")

Double aspect room with double glazed windows to front and side. Built in storage. Wall lights. Radiator.

### Bedroom Three - 2.84m x 1.96m (9'4" x 6'5")

Double glazed window to rear. Built in wardrobes. Telephone point. Radiator.

### Bathroom

Double glazed windows to rear and side. Tiled flooring and partially tiled walls. Inset spotlights. Feature towel rail. Extractor fan. Large modern suite comprising of bath with mixer taps and handheld shower attachment, double width shower cubicle with tiled enclosure, double shower head and sliding glazed door, wash hand basin set in vanity unit and W.C with concealed cistern. Further matching floor cupboard with mirrored cabinet over with built-lighting and shaver point. Underfloor electric heating.

### Front Garden

Far reaching views over The South Downs National Park, Belle Tout Lighthouse and the sea. Paved patio with raised terrace. Shrubs. Outside light to front, side and rear of the property.

### Driveway

Block paved off road parking for three vehicles.

### Garage - 5m x 2.49m (16'5" x 8'2")

Single garage with up & over door, personal door, power and light.

### Rear Garden

Large terraced garden. Laid to lawn with patio area. Mature flower beds and borders. Large wooden shed. Bike shed. Gated side access. Outside tap.

Outside lighting surrounding front and rear. Security alarm.

### Summerhouse - 5.26m x 3.73m (17'3" x 12'3")

Double glazed windows. Power and light. Outside lighting.

### Council Tax

Band E with Wealden District Council.

### Utilities

This property has the following utilities: Water; Mains Drainage; Mains Gas; Mains Electricity; Mains

Primary Heating; Gas central heating system Solar Power; None

To check broadband visit Openreach: <https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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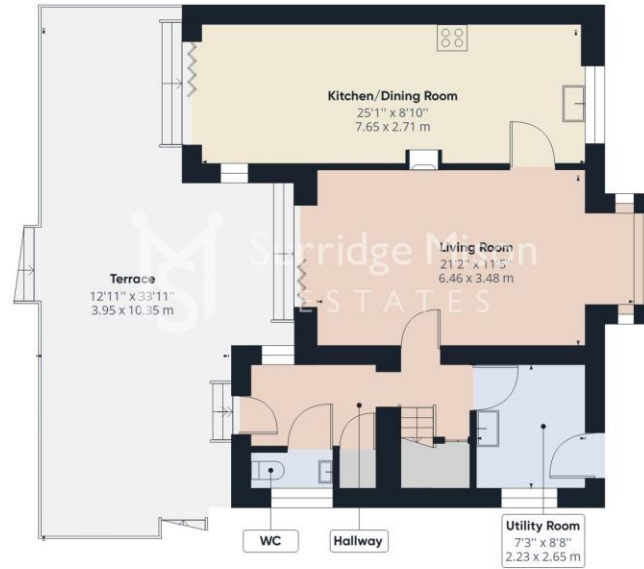
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Company Registration Number 14506438

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



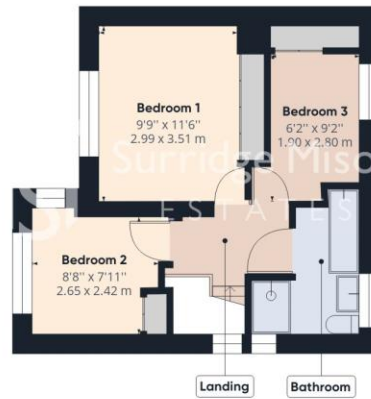
We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



**Floor 0** Building 1

**Approximate total area<sup>(1)</sup>**

1004.84 ft<sup>2</sup>  
93.35 m<sup>2</sup>



**Floor 1** Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



