



95 Michel Dene Road
East Dean, Eastbourne, BN20 0LA
£700,000

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Phil Hall Estate Agents welcomes to the market this stunning three bedroom detached home set within the picturesque and highly desirable village of East Dean. This superbly presented and substantially improved detached property represents a rare opportunity to acquire a home that seamlessly blends contemporary elegance, versatile accommodation, and breath-taking surroundings.

From the moment you enter the property, the home's refined presentation and thoughtful design are evident. The entrance porch, with double doors, opens into a bright landing area that forms the central point of the home. From here, the layout flows naturally to both the upper and lower levels.

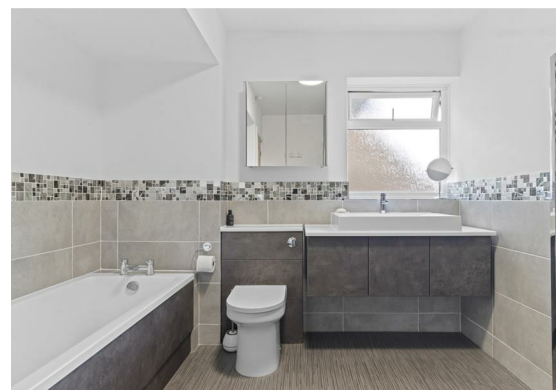
Descending, you arrive at the heart of the home — a breath-taking open-plan living space that embodies modern living at its finest. The living area is arranged to one side, featuring generous proportions and a warm, inviting atmosphere. This flows seamlessly into a stunning orangery, which has been designed to draw the eye outward to the garden and far-reaching views beyond. The dining area occupies a central position within the open-plan layout, allowing for easy interaction between spaces.

The kitchen, fitted to a high specification, features sleek, contemporary units with a comprehensive range of integrated appliances. The finish is both functional and aesthetically refined. Adjoining the kitchen is a utility room, with matching units and space for a washing machine. There is a versatile space suitable for use as a breakfast nook or home office. A modern cloakroom, fitted with a two-piece suite, completes this level.

The property offers three beautifully appointed double bedrooms, each benefitting from fitted wardrobes, whilst the main family bathroom boasts a corner shower cubicle, panelled enclosed bath, close coupled wc and wash hand basin.

The upper floor provides access to eaves and loft storage, offering space for seasonal items or luggage, with potential for extending, subject to consents.





LOCATION, LOCATION, LOCATION

East Dean is a quintessential Sussex village, nestled within the South Downs National Park, surrounded by protected countryside and dramatic coastal scenery. The village green forms the heart of the community, home to the historic Tiger Inn and a charming selection of local shops including a delicatessen, post office, and café.

The nearby Birling Gap and the Seven Sisters cliffs offer some of the most iconic views in southern England, perfect for walking, cycling, or simply taking in the fresh sea air. Despite the tranquil setting, East Dean is conveniently located within easy reach of Eastbourne, offering excellent shopping, leisure, and transport facilities, as well as Lewes and Brighton further west.

Position

Enviably located on the south-westerly side of Michel Dene Road, the property occupies one of the finest plots in the area — a position that captures stunning elevated views across the surrounding downland countryside and offers glimpses of the sea beyond. The home's southerly aspect ensures an abundance of natural light throughout the day, while its level rear garden makes it particularly appealing — a rarity in this elevated coastal setting.

Entrance Porch
6'01 x 3'02 (1.85m x 0.97m)

Landing

Living Room/Dining Room
21'05 x 12'04 plus 12'01 x 5'08 (6.53m x 3.76m plus 3.68m x 1.73m)

Orangery
11'11 x 10'05 (3.63m x 3.18m)

Kitchen
12'03 max x 10'08 (3.73m max x 3.25m)

Utility Room
12'00 x 7'11 (3.66m x 2.41m)

Cloakroom
4'05 x 4'05 (1.35m x 1.35m)

Bedroom One
14'03 x 11'11 (4.34m x 3.63m)

Bedroom Two
12'11 x 9'11 (3.94m x 3.02m)

Bedroom Three
9'10 x 9'10 (3.00m x 3.00m)

Bathroom
9'09 x 9'01 (2.97m x 2.77m)

Outside

The property enjoys excellent kerb appeal with a driveway providing off-road parking leading to an integral garage with an electric roller door. Additional parking is available to one side, alongside an area of lawn and side access to the rear.

The rear garden is one of the property's true highlights. Rarely does a home combine such a level plot with panoramic views across open countryside.

Directly adjoining the property is a paved terrace, perfect for outdoor dining and entertaining, with ample space for seating and potted plants. Beyond lies a manicured lawn, bordered by established hedging and mature shrubs that offer both colour and privacy.

From the upper terrace, the outlook stretches across rolling downland to the south and west, with distant sea views visible on clear days — a tranquil and ever-changing vista. A side gate leads down to a lower garden area, ideal for additional storage, garden sheds, or the potential creation of a home office or studio in a private setting.

Garage
17'11 x 8'04 (5.46m x 2.54m)



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

