



**Peakdean Lane, Friston Eastbourne BN20 0JD**





**welcome to**

**Peakdean Lane, Friston Eastbourne**

An exciting opportunity to acquire this most delightful two bedroom detached bungalow set within established and sizeable gardens in the ever desirable downland village of East Dean.



## Entrance Hall

## Open Plan Lounge/ Dining Room

23' Max x 16' Max ( 7.01m Max x 4.88m Max )  
Dual aspect room with double glazed windows to the front and side aspect. Brick built feature fireplace. Television point. Double glazed sliding doors to;

## Conservatory

13' 7" x 7' 10" ( 4.14m x 2.39m )  
Double glazed windows to the side and rear aspects. Door leading to rear garden.

## Kitchen

12' 7" Max x 11' 9" Max ( 3.84m Max x 3.58m Max )  
Range of wall and base units incorporating a one bowl stainless steel sink and drainer unit, space for electric cooker and over head cooker hood. Space and plumbing for washing machine. Double glazed window to the rear. Door leading to;

## Utility Room

6' 5" x 4' 6" ( 1.96m x 1.37m )

## Bedroom One

16' 6" x 11' 11" ( 5.03m x 3.63m )  
Double glazed window to front. Radiator.

## Bedroom Two

12' 1" x 10' ( 3.68m x 3.05m )  
Dual aspect with double glazed windows to the side and rear aspect. Radiator.

## Shower Room

Fully tiled suite comprising corner shower cubicle, low level w.c, wash hand basin, double glazed window to the side aspect.

## Separate W.C

## Garage

Up and over door. Side access.

## Rear Garden

The well established and mature rear gardens are principally laid to lawn enjoying incredibly spacious tiered areas with an abundance of mature trees and shrubs. Further paved seating areas, sheds and side access.

## Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.



Total floor area 181.5 sq.m. (1,954 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Peakdean Lane, Friston Eastbourne

- TWO BEDROOM DETACHED BUNGALOW
- CONSERVATORY
- SPACIOUSLY PROPORTIONED THROUGHOUT
- LOFT ROOM
- GARAGE AND OFF ROAD PARKING

Tenure: Freehold EPC Rating: E

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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