

Valuers, Land & Estate Agents

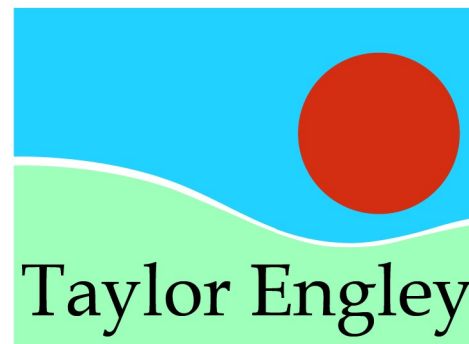
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45 Summerdown Lane, East Dean, Eastbourne, East Sussex, BN20 0LE

Guide Price £685,000 Freehold

An excellent opportunity to purchase this well presented and DECEPTIVELY SPACIOUS THREE/FOUR BEDROOMED CHALET STYLE HOME COMMANDING PANORAMIC VIEWS OVER ROLLING DOWNLAND and is being sold Chain Free. The ground floor offers a generous reception hall, living room with bay window with access to dining room, spacious 19' kitchen/breakfast room with integrated Neff appliances including five burner stainless steel gas hob with stainless steel double oven, dishwasher, washing machine, American style fridge freezer. Additionally the property offers a master bedroom suite with excellent views over rolling Downland, re-fitted shower room/wc, two further bedrooms with excellent views, attractive landscaped garden to rear with double garage and parking to front.



The property occupies an elevated position within the sought after village location at East Dean where there are local shops and public house. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately four miles distant.

*** RECEPTION HALL * SITTING ROOM * DINING ROOM * 19' KITCHEN/BREAKFAST ROOM * CONSERVATORY * GROUND FLOOR STUDY/OPTIONAL BEDROOM 4 * MASTER BEDROOM WITH RE-FITTED EN-SUITE SHOWER ROOM * TWO FURTHER FIRST FLOOR BEDROOMS * BATHROOM * DOUBLE GARAGE * GARDENS * EXTENSIVE VIEWS ***



The accommodation

Comprises:

Double glazed front door opening to:

Reception Hall

Understairs storage cupboard, Amtico flooring.

Cloakroom

Low level wc with concealed cistern, wash hand basin, part tiled walls, porthole leaded light upvc window to front.

Living Room

16'7 x 16'5 max (5.05m x 5.00m max)

Upvc leaded light windows to front with views over the rolling Downland, feature Minster style fireplace (working) with adjacent gas point (currently capped off) coved ceiling, radiator, television point, Satellite points further radiator, casement doors to dining room.

Dining Room

16'7 x 10'8 (5.05m x 3.25m)

Patio doors providing access to rear patio and gardens, coved ceiling, two double radiators, television point, coved ceiling.

Kitchen

19'7 x 10'8 (5.97m x 3.25m)

Comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces, inset single drainer stainless steel sink unit with chrome mixer tap, range of integrated Neff appliances including five burner stainless steel gas hob with electric double oven, integrated dishwasher and washing machine, LG American style fridge freezer, concealed Worcester Bosch gas boiler for the provision of gas fired central heating and domestic hot water, breakfast bar, additional cupboards with pull-out larder and carousel units, two double radiators, satellite point and telephone point, Upvc leaded light windows to rear and side with sea views.

Conservatory

9'3 x 8'4 (2.82m x 2.54m)

Upvc and glazed construction with glazed roofing and access to rear terrace.

Study/Optional Bedroom 4

16'5 x 10'8 (5.00m x 3.25m)

Upvc leaded light windows to front, extensive views, access to terrace, double radiator, glorious views.

Stairs from hall to:

First Floor Landing

Velux window, eaves storage cupboard, airing cupboard with a copper lagged tank, immersion switch and slatted shelving.

Master Bedroom

14'5 x 3'9 max (4.39m x 1.14m max)

Superb views are enjoyed across the rolling downland from this bedroom and has a range of fitted wardrobes with matching chest of drawers and bedside cabinets, eaves storage cupboard.

En-Suite Shower Room

9'5 x 5'1 (2.87m x 1.55m)

Re-fitted with a double shower cubicle with thermostatic shower unit over, close coupled wc, vanity wash hand basin with chrome mixers, shaver point, Mother of Pearl tiling, shaver point Velux window to rear, coved ceiling.

Bedroom 2

17'5 x 10'9 (5.31m x 3.28m)

Dual aspect with windows to front and side, views over the valley to the sea, built-in range of wardrobes with matching bedside cabinets, concealed television point storage unit.

Bedroom 3

10' x 7'8 (3.05m x 2.34m)

Upvc leaded light windows to front, radiator, built-in storage cupboard.

Bathroom

8'4 x 6'1 (2.54m x 1.85m)

Refitted white suite comprising panelled bath with chrome mixers and separate shower attachment over, pedestal wash hand basin with chrome mixers, close coupled wc, Velux windows to rear, shaver point.

Ouside

Double Garage

24'6 x 19'6 max (7.47m x 5.94m max)

With electric up and over door power and light and alcove.

Driveway Parking

Block paved to front with parking for two vehicles. Steps from driveway leading to front door.

Rear Garden

Being a particular feature of the property with spacious patio area leading to an elevated lawned area with additional decking with panoramic views to the coast, with summerhouse and timber shed with close boarded fencing to side and rear, potting shed to side, westerly aspect

COUNCIL TAX BAND:

Council Tax Band - 'F' Wealden District Council - currently £3,505.86 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

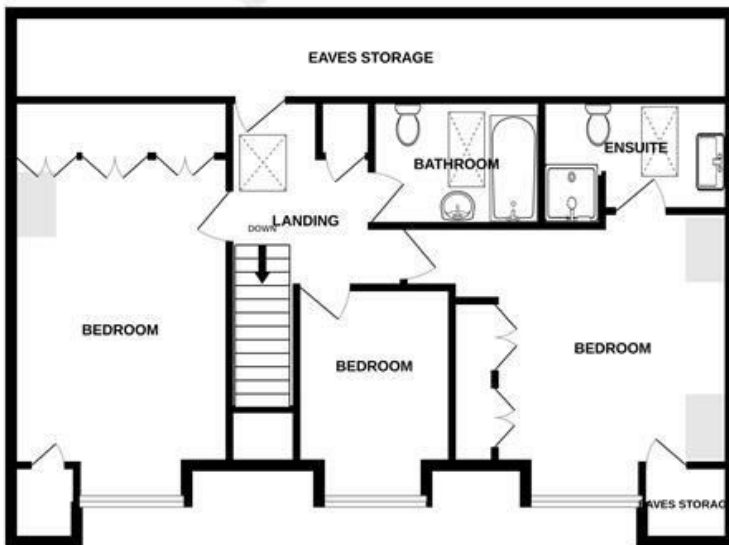
All appointments are to be made through TAYLOR ENGLEBY.



GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.

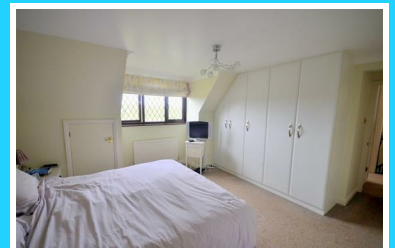


1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 1943 sq.ft. (180.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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