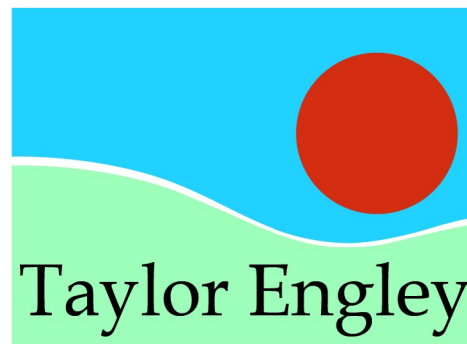


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



East Lea Jevington, Polegate, East Sussex, BN26 5QJ
Guide Price £675,000 Freehold

An excellent opportunity to purchase this well presented and **DECEPTIVELY SPACIOUS FOUR BEDROOMED SEMI-DETACHED CHARACTER COTTAGE**, in the heart of this highly sought after country village enjoying stunning views to the rear across generous gardens to the countryside beyond. The property is believed to be in excess of 200 years old in the original portion, boasting a wealth of period features with exposed beams in the kitchen, feature fireplace within the dining room and the property has been beautifully maintained by the present owner. The accommodation has an extended area which was built in the 1950's. The extended area provides a sitting room, utility room, two double bedrooms and enjoys extensive views to the rear. The kitchen/breakfast room is found to the rear of the cottage with a further utility room and conservatory to rear. There are four first floor double bedrooms - two of which benefitting from wash basins and one with shower cubicle. There is also a first floor cloakroom to the rear. All rear facing rooms enjoy rural views towards the surrounding countryside. EPC = D



One of the main features of this property is the large and mainly laid to level lawn adjoining neighbouring farmland providing a beautiful backdrop and a seating terrace immediately adjoins the rear of property with a brick outbuilding and timber shed. There is parking to the front of the property with a garage. The property does benefit from partial sealed unit double glazing, gas fired central heating and an internal inspection is highly recommended.

The property is conveniently located within the beautiful village of Jevington and is just seven miles from Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront. A further mainline railway station can also be found at Polegate, which is just over two miles distant.

*** FOUR BEDROOMED CHARACTER COTTAGE * STUNNING VIEWS TO THE REAR ACROSS COUNTRYSIDE * KITCHEN/BREAKFAST ROOM * BRICK OUT BUILDING AND TIMBER SHED * PERIOD FEATURES * 0.2 OF AN ACRE (TBV) * SITTING ROOM * DINING ROOM * CONSERVATORY * ON-SITE GARAGE * DRIVEWAY PARKING * SOUGHT AFTER JEVINGTON LOCATION ***



The accommodation

Comprises:

Double glazed front door opening to:

Entrance Lobby

Upvc windows to front and side. Internal door to:

Dining Room

12' x 11'4 (3.66m x 3.45m)

This part of the property is believed to date back to the early 1800's. Feature brick fireplace, Sash windows to front, radiator, coved ceiling.

Living Room

14'10 x 12'9 (4.52m x 3.89m)

Upvc Georgian bar windows to front, feature fireplace with living flame gas fire, coved ceiling, radiator.

Utility Room

9'x 6'5 (2.74mx 1.96m)

Plumbing for washing machine, space for fridge freezer, wall mounted recently installed Vaillant gas fired boiler for the provision of gas fired central heating and domestic hot water, door to rear garden.

Kitchen/Breakfast Room

14' x 10' (4.27m x 3.05m)

Upvc Georgian bar windows to rear, stable door access to conservatory, comprehensive range of built-in matching eye and base level units with complimentary rolled edge moulded work top surfaces with one and a half bowl single drainer sink unit with mixer tap, four burner gas hob with extractor above, AEG stainless steel oven and grill, radiator, part tiled walls.

Conservatory

10'5 x 8' (3.18m x 2.44m)

Being part brick construction and Poly carbonate roof, upvc windows to sides and access to rear garden.

Family Bathroom

Stairs from hall to:

First Floor Landing

Bedroom 1

14'10 x 12'9 (4.52m x 3.89m)

Upvc Georgian bar windows to front, coved ceiling, radiator, built-in range of triple wardrobes.

Bedroom 2

14'10 x 9' (4.52m x 2.74m)

Upvc windows to rear with far reaching views over the rear garden to open countryside beyond, built-in double

wardrobes, vanity wash hand basin with chrome fittings, hatch to insulated loft being part boarded and has a retractable ladder.

Bedroom 3

12' x 11' (3.66m x 3.35m)

Sash windows to front, open cast iron fireplace, built-in single wardrobe.

Bedroom 4

10'2 x 10' (3.10m x 3.05m)

Upvc Georgian bar windows to rear, vanity wash hand basin with tiled splashback, radiator, double wardrobe.

Cloakroom/Wc

Low level wc, wall mounted wash hand basin, obscure upvc window to rear, part tiled walls.

Outside

Garage

18'8 x 10'2 (5.69m x 3.10m)

Up and over door, side access door, power and light.

Driveway Parking

For one vehicle to front.

Gardens

Being a particular feature of property with spacious terrace sitting area immediately adjoining the rear of the property into elevated area principally laid to lawn adjoining neighbouring farmland providing a beautiful backdrop with a south westerly aspect. There is also a brick out building and timber shed.

The front of the property is approached via a driveway with one side leading to the garage.

COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council - currently £2,956.15 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 ENGLELY.







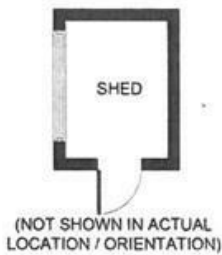
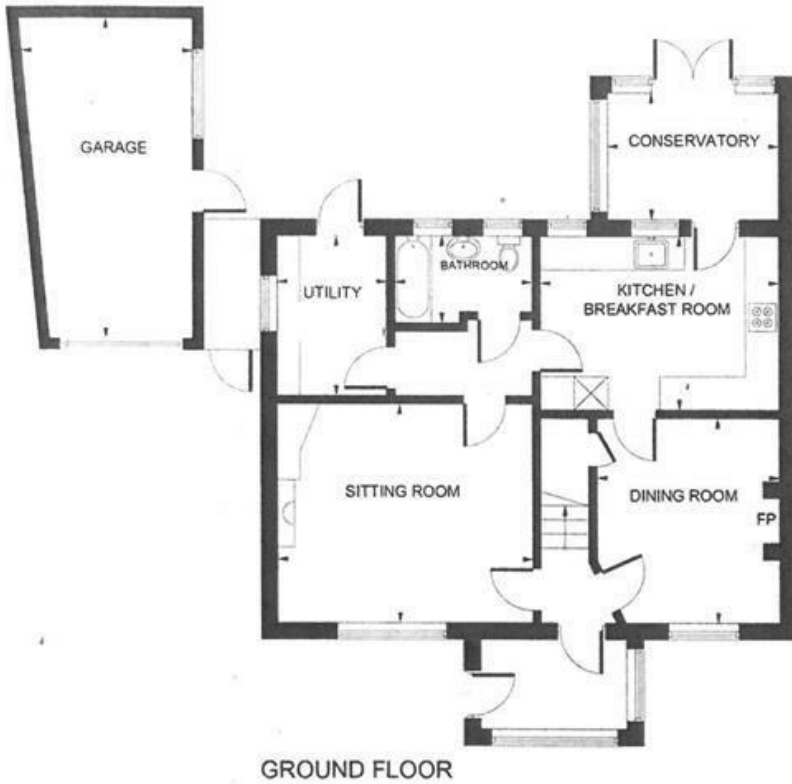
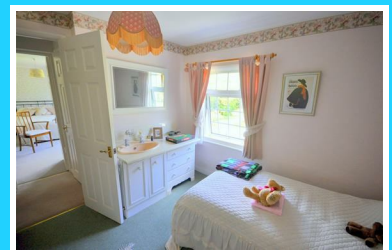


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID930282)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750