



34 Deneside, East Dean, Eastbourne, BN20 0JG

ROWLAND  
GORRINGE



## 34 Deneside, East Dean, Eastbourne, BN20 0JG

£795,000

A most delightful & beautifully presented three bedroom detached house ideally situated on the highly desirable Greensward, within the much favoured Downland Village of East Dean.

This stunning house has been impeccably and sympathetically restored/ refurbished to a high standard by the current owner. The internal accommodation comprises a welcoming and spacious entrance hall with part exposed brick walls, Karndean flooring, heavy oak panelled front door with leaded light relief. The light and bright triple aspect living/ dining room boasts a brick floor to ceiling fire place with wood burner inset. Further Karndean flooring and French doors which lead onto the rear garden. The impressive and high end kitchen has matching painted solid wood wall and base cupboards, Quartz worktops, breakfast bar with integrated slimline dishwasher & undercounter fridge. Window over looking the side and further French doors opening onto the rear garden. A cloakroom completes the ground floor.

To the first floor there are three bedrooms and a refitted deluxe family bathroom.

Outside the property features delightful and well maintained gardens arranged to the front and rear of the property. The former comprises an area of lawn flanked by well-established shrub borders and specimen trees with driveway at side providing ample off-road parking and access to the detached brick built garage which further has access to the external utility room.

The rear garden is a real feature to this house being in excess of 120ft with a variety of seating areas to maximise the sun and cooler shaded spots. This well established garden has an abundance of trees, flowers and shrubs. The far reaching views can be enjoyed from the top of the garden, whilst the level stone seating area is the perfect place off the kitchen for the inside/ outside dining and entertaining.

Situated between the coastal towns of Eastbourne (3 miles) and Seaford (5 miles), Located on Deneside, local shopping facilities are within a few hundred yards at Downlands Way, whilst further amenities including the famous Tiger Inn are set around the village green. Bus services pass along the nearby A259 to Eastbourne's town centre which is approximately four miles distant and offers a mainline railway station and comprehensive shopping facilities.

There are coastal walks that can be enjoyed within the area including Birling Gap, Beachy Head and along the Seven Sisters towards the Cuckmere Valley. Woodland walks can also be enjoyed in the nearby Friston Forest. An inspection is essential to appreciate the wonderful setting of this delightful home.

















**Entrance Porch**

**Entrance Hall**

**Lounge/Diner**

20'2" x 11'10" (6.15m x 3.61m)

**Kitchen**

11'4" x 10'1" (3.45m x 3.07m)

**Cloakroom**

**Landing**

**Bedroom One**

11'11" x 10'8" (3.63m x 3.25m)

**Bedroom Two**

11'11" x 9'2" (3.63m x 2.79m)

**Bedroom Three**

11'4" x 7'6" (3.45m x 2.29m)

**Bathroom**

**Garage**

16'3" x 8'9" (4.95m x 2.67m)

**Utility**

6" x 4'1" (1.83m x 1.24m)

**Store Room**

**EPC: D**

**Council Tax Band: E**









## 34 Deneside, BN20 0JG

Approximate Gross Internal Floor Area = 92.36 sq m / 994 sq ft

Garage Area = 15.86 sq m / 171 sq ft

Total Area = 108.22 sq m / 1165 sq ft

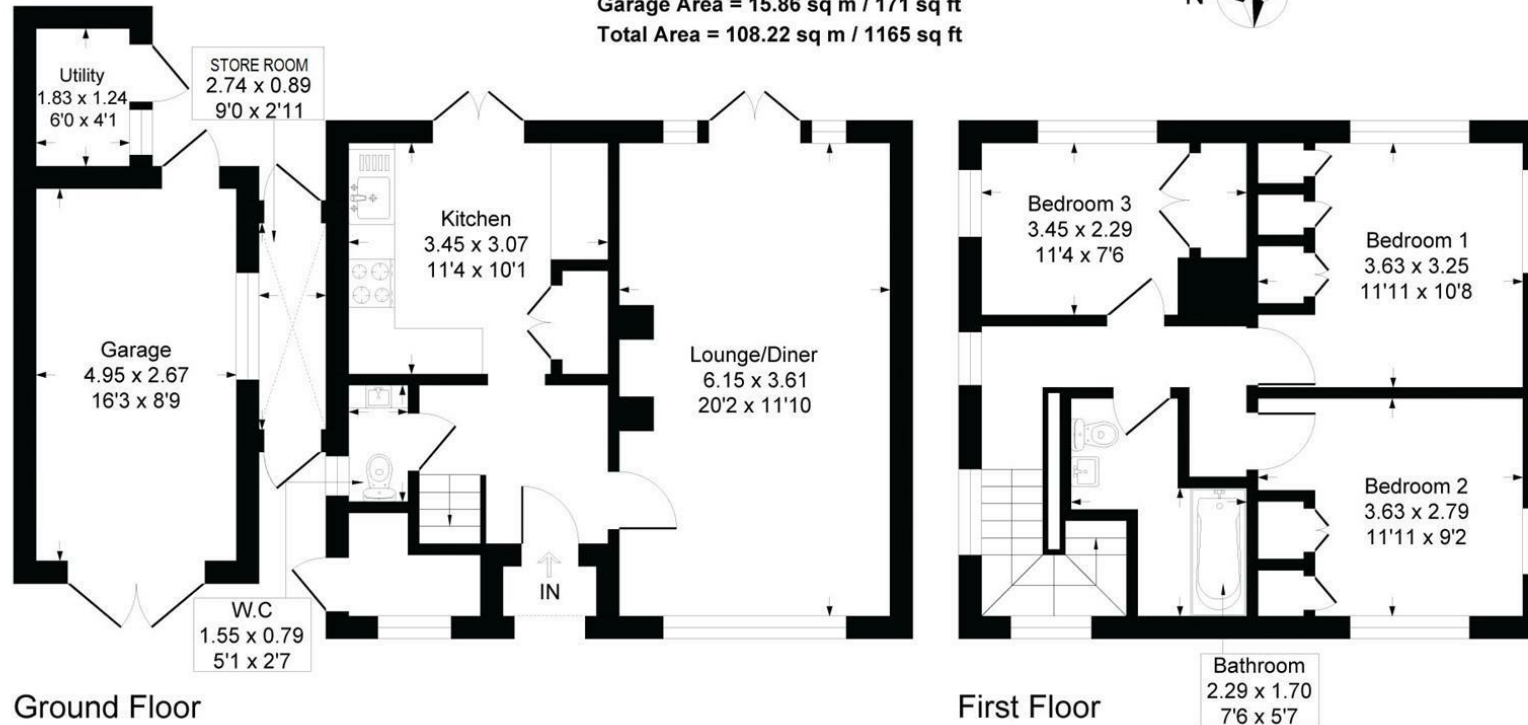


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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