



42 Peakdean Lane, East Dean, East Sussex, BN20 0JE

ROWLAND
GORRINGE

**42 Peakdean Lane, East
Dean, East Sussex,
BN20 0JE**

£765,000

A well presented and versatile four bedroom, two reception room detached property, situated just off Deneside in a popular and highly sought after close within East Dean.

The light and bright property has been improved and extended by the current owners to a high standard with internal accommodation comprising; welcoming entrance hall, lounge with wood burner and brick surround, windows overlooking the rear garden and further patio doors leading to the rear, internal doors lead to the dining room which further offers views to the garden. The refitted kitchen area comprises matching wall and base cupboards, space and plumbing for appliances, views to the front and access to the garage. Two ground floor bedrooms, one currently being used as a snug and a shower room complete the ground floor accommodation. To the first floor there are two further bedrooms, principal with ensuite and further

family bathroom.

To the front there is off road parking leading to the garage, path to front door and remainder lawn area. The rear garden is south eastly aspect being a great size, tiered and landscaped, with patio seating area, lawn area, wild garden, a variety of trees and shrubs.

Situated between the coastal towns of Eastbourne (3 miles) and Seaford (5 miles), Located in a close just off 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

20'3" x 12'6" (6.17m x 3.81m)

Dining Room

12'6" x 12'5" (3.81m x 3.78m)

Kitchen

11'2" x 10'11" (3.40m x 3.33m)

Bedroom Two

12'11" x 12'6" (3.94m x 3.81m)

Snug/Bedroom Four

15'7" x 10" (4.75m x 3.05m)

Shower Room

Landing

Bedroom One

17'1" x 14'4" (5.21m x 4.37m)

En-Suite

8'8" x 6'6" (2.64m x 1.98m)

Bedroom Three

15'3" x 8'10" (4.65m x 2.69m)

Bathroom

15'3" x 7'11" (4.65m x 2.41m)

Garage

16'9" x 7'11" (5.11m x 2.41m)

EPC: C

Council Tax Band: F

Front & Rear Garden





42 Peakdean Lane, BN20 0JE

Approximate Gross Internal Floor Area = 162.85 sq m / 1753 sq ft

Garage Area = 12.31 sq m / 133 sq ft

Total Area = 175.16 sq m / 1885 sq ft

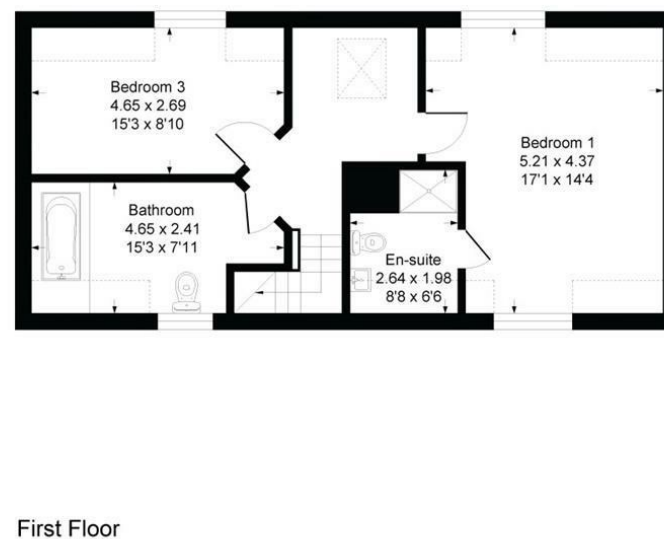
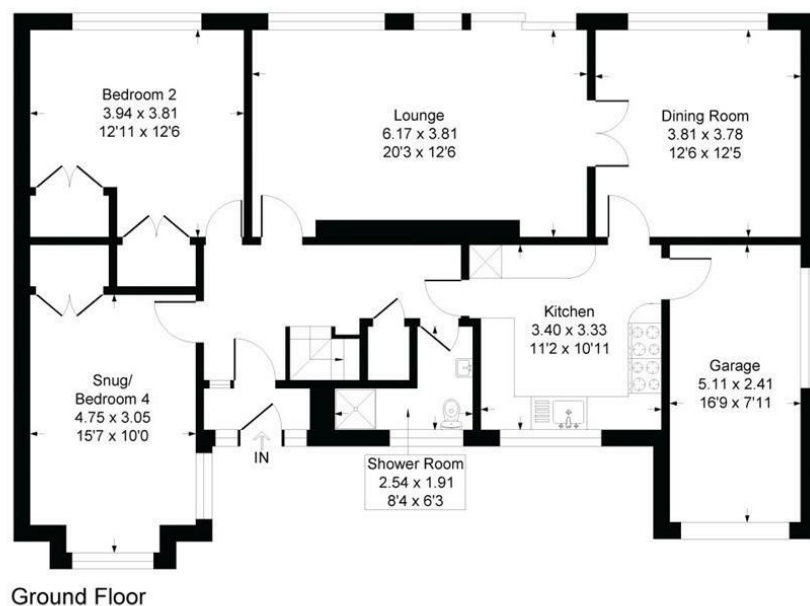


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

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.

**ROWLAND
GORRINGTON**