

22 Summerdown Lane, East
Dean, Eastbourne, BN20 0LF

Freehold

£695,000



 3 Bedroom  2/3 Reception  2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com [01323 412200](tel:01323412200)

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Stunning downland and distant sea views can be enjoyed from most rooms of this stunning detached chalet style house in charming Village of East Dean. Having been recently extended, the magnificent loft conversion has created a spacious master suite that includes a double bedroom, seating and dressing areas and a luxurious en suite bath and shower room/wc. In addition, this immaculately presented and stylish home features a new kitchen with Quartz worktops and integrated appliances and a further shower room/wc. With two further double bedrooms and a reception hallway/study area, the spacious sitting/dining room affords access to the conservatory/garden room where the spectacular scenery can be viewed in all its glory. There are landscaped gardens to the front and rear where artificial grass is the centre point with surrounded planted borders of flowers, trees and shrubs. A patio seating area also features to the rear where access to the generous driveway and integral garage is also provided. The Village shops, historic Tiger Inn and weekly market are all within walking distance and a regular bus service runs into Eastbourne and Seaford with regularity.

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£695,000**Main Features**

	Entrance uPVC double glazed door to-
• Superb Extended Detached Chalet Style House	Entrance Vestibule Composite uPVC double glazed door to-
• 3 Double Bedrooms	Entrance Hallway Radiator. Coats cupboard. Large understairs cupboard. Carpet. Utility/laundry cupboard with space and plumbing for washing machine and tumble dryer.
• Cloakroom	Cloakroom
• Modern Kitchen	Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit under. Radiator. Frosted double glazed window.
• Sitting/Dining Room	Modern Kitchen 12'4 x 9'10 (3.76m x 3.00m)
• Double Glazed Conservatory/Garden Room	Extensive range of units comprising of single drainer sink unit and mixer tap with surrounding Quartz upstands and work surfaces with cupboards and drawers under. Inset four ring electric hob and integrated double oven, dishwasher and fridge freezer. Range of wall mounted units. Extractor. Wood laminate flooring. Radiator. Double glazed windows to front and side aspects. Doors to hallway and dining area.
• Ground Floor Shower Room/WC & First Floor En-Suite Bath & Shower Room/WC & Dressing Area to Master Bedroom	Sitting/Dining Room 17'2 x 13'0 x 9'9 x 7'9 (5.23m x 3.96m x 2.97m x 2.36m) Radiators. Fireplace with decorative surround, mantel above and inset electric fire. Carpet. Double glazed windows to rear and side aspects with spectacular downland and sea views.
• Landscaped Garden	
• Stunning Views	Double Glazed Conservatory/Garden Room 9'11 x 7'11 (3.02m x 2.41m)
• Driveway & Large Garage	Radiator. Carpet. Double glazed windows to rear and side aspects with spectacular downland and sea views. Double glazed door to rear staircase.
	Bedroom 2 13'5 x 11'7 (4.09m x 3.53m) Radiator. Carpet. Double glazed windows to rear and side aspects with spectacular downland and sea views.
	Bedroom 3 10'6 x 10'0 (3.20m x 3.05m) Radiator. Carpet. Double glazed window to front aspect.
	Ground Floor Shower Room/WC Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap and vanity unit under. Frosted double glazed window.

Archway from Entrance Hallway to Reception Hallway Radiator. Space for home office/study. Double glazed window.

Staircase Ground to First Floor Landing:
Velux double glazed window.

Master Bedroom Suite
11'8 x 11'5 (3.56m x 3.48m)
Two radiators. Eaves storage. Carpet. Double glazed windows to rear and side aspects with feature eye lid window.

Dressing Area
8'2 x 6'8 (2.49m x 2.03m)
Built in wardrobe with mirrored doors.

En-Suite Bath & Shower Room/WC
Luxury panelled bath. Oversized shower cubicle with ceiling mounted rainwater shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Cupboard housing gas boiler. Two double glazed windows to rear aspect.

Outside
Beautifully maintained gardens are arranged to the front and rear of the property being planted with many flowers, shrubs and trees. There is also a large patio at the rear where wonderful views can be enjoyed. The garden is laid in principal to artificial grass and has surrounding fencing.

Parking
A generous driveway to the side provides ample parking for a number of vehicles and leads to the garage.

Large Garage
16'2 x 15'10 (4.93m x 4.83m)
Remote up and over door. Electric power and light. Double glazed door to garden.

Agents Note:
There is an annual charge of £110.00 (2024) paid towards the maintenance of the roadways of the estate.

Council Tax Band = E

EPC = D