

Burford Cottage, 21 Hillside,  
East Dean, Eastbourne, BN20 0HE

Freehold

Guide Price  
£525,000 - £550,000



2/3 Bedrooms 2/3 Reception 1 Bathroom



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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.



TOWN PROPERTY

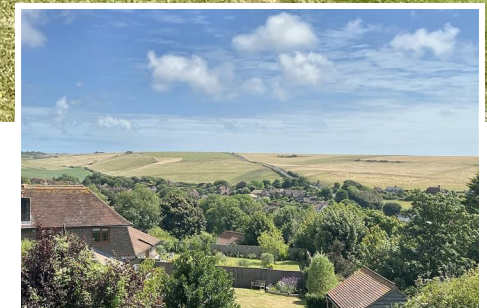


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\*\*\*GUIDE PRICE £525,000 - £550,000\*\*\*

Stunning and far reaching views across the Village towards the South Downs and towards the sea can be enjoyed from this charming 'Sussex style' detached house that is located on the borders of East Dean and Friston. Being sold CHAIN FREE, mature gardens of around 0.3 acres surround the property on all sides, and the house is arranged with two/three bedrooms and two/three receptions and considerable scope exists to renovate and extend, subject to consents. Further benefits include a cloakroom, bathroom/wc and a garage with adjacent driveway. East Dean Village shops, the Village hall and famous Tiger Inn are all within walking distance and Friston Forest and the heritage downland are close by. Eastbourne town centre is approximately three to four miles distant.

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Main Features

- Charming Detached House with Superb Views Across East Dean towards the Sea
- 2/3 Bedrooms
- Cloakroom
- Study/Bedroom 3
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Bathroom/WC
- Lovely Gardens
- Driveway & Garage

Entrance

Covered entrance with door to-

Entrance Hallway

Radiator. Carpet. Understairs cupboard. Double glazed window to front aspect.

Cloakroom

Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window to side aspect.

Study/Bedroom 3

9'8 x 6'7 (2.95m x 2.01m)  
Radiator. Carpet. Double glazed window to front aspect.

Sitting Room

14'7 x 15'9 (4.45m x 4.80m)  
Radiator. Carpet. Fireplace with ornate surround and mantel above. Double glazed window to rear aspect.

Dining Room

15'3 x 8'11 (4.65m x 2.72m)  
Radiator. Carpet. Fireplace with surround and mantel above. Double glazed window to side aspect. Double glazed double doors to rear.

Kitchen/Breakfast Room

17'0 x 7'10 + recess (5.18m x 2.39m + recess)  
Larder style cupboard housing gas boiler. Double glazed door to rear. Door to front.

Stairs from Ground to First Floor Landing:

Radiator. Store cupboard. Access to loft with ladder (not inspected). Double glazed window to front aspect.

Bedroom 1

14'10 x 13'0 (4.52m x 3.96m)  
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 2

13'11 x 12'11 (4.24m x 3.94m)  
Radiator. Carpet. Built in wardrobe. Pedestal wash hand basin. Eaves storage. Double glazed windows to rear and side aspects.

Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Frosted double glazed window.

Outside

Lovely mature gardens of approximately 0.3 acres surround the property on all sides and include areas of lawn, patio and rockery with stunning views enjoyed.

Parking

There is a driveway providing off street parking and also an adjacent GARAGE.

Garage

17'10 x 11'0 (5.44m x 3.35m )

Council Tax Band = F

Agents Note:

You can access Hillside via East Dean Village or via Warren Lane, Friston.

