



81 Michel Dene Road, East Dean, Eastbourne, BN20 0JZ

Price £495,000 | Freehold

 **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned three/four bedroom detached chalet-style house taking advantage of its elevated position affording delightful views to Belle Tout lighthouse and the sea in the distance. The house provides versatile accommodation over two floors and includes a 21' x 17' living room, a sun room, kitchen and two further reception rooms/bedrooms with a shower room on the ground floor. The two first floor bedrooms are served by a second shower room. The gardens extend to some 70' at the rear and enjoy a westerly aspect with off-road parking and a small secluded front garden taking advantage of the morning sun. The house is now in need of general modernisation and complete redecoration and is very much a blank canvas which will appeal to those wishing to create a bespoke home arranged and appointed to their own choosing. Located in the Downland village of East Dean, local shopping facilities are available in Downlands Way, whilst further amenities including the famous Tiger Inn, are set around the Village Green.





At a Glance:

- Glorious views to Belle Tout lighthouse and the sea
- Favoured East Dean village location
- Three/four bedrooms
- Two shower rooms
- Gardens front and rear
- Excellent refurbishment project
- Sealed unit double glazing
- Gas central heating
- No onward chain

Accommodation:

HALL

LIVING ROOM

21'6" (6.55m) x 17'9" (5.41m) Max

KITCHEN

10'3" (3.12m) x 7'3" (2.21m)

SUN ROOM

9'0" (2.74m) x 8'10" (2.69m)

DINING ROOM / BEDROOM 3

11'4" (3.45m) x 11'0" (3.35m)

STUDY / BEDROOM 4

19'2" (5.84m) x 9'9" (2.97m) Narrowing to 6'7" (Formerly the garage)

SHOWER ROOM / WC

LANDING

BEDROOM 1

11'6" (3.51m) x 11'2" (3.4m)

BEDROOM 2

11'6" (3.51m) x 11'0" (3.35m)

SHOWER ROOM/ WC

OUTSIDE:

GARDENS FRONT AND REAR

OFF-ROAD PARKING

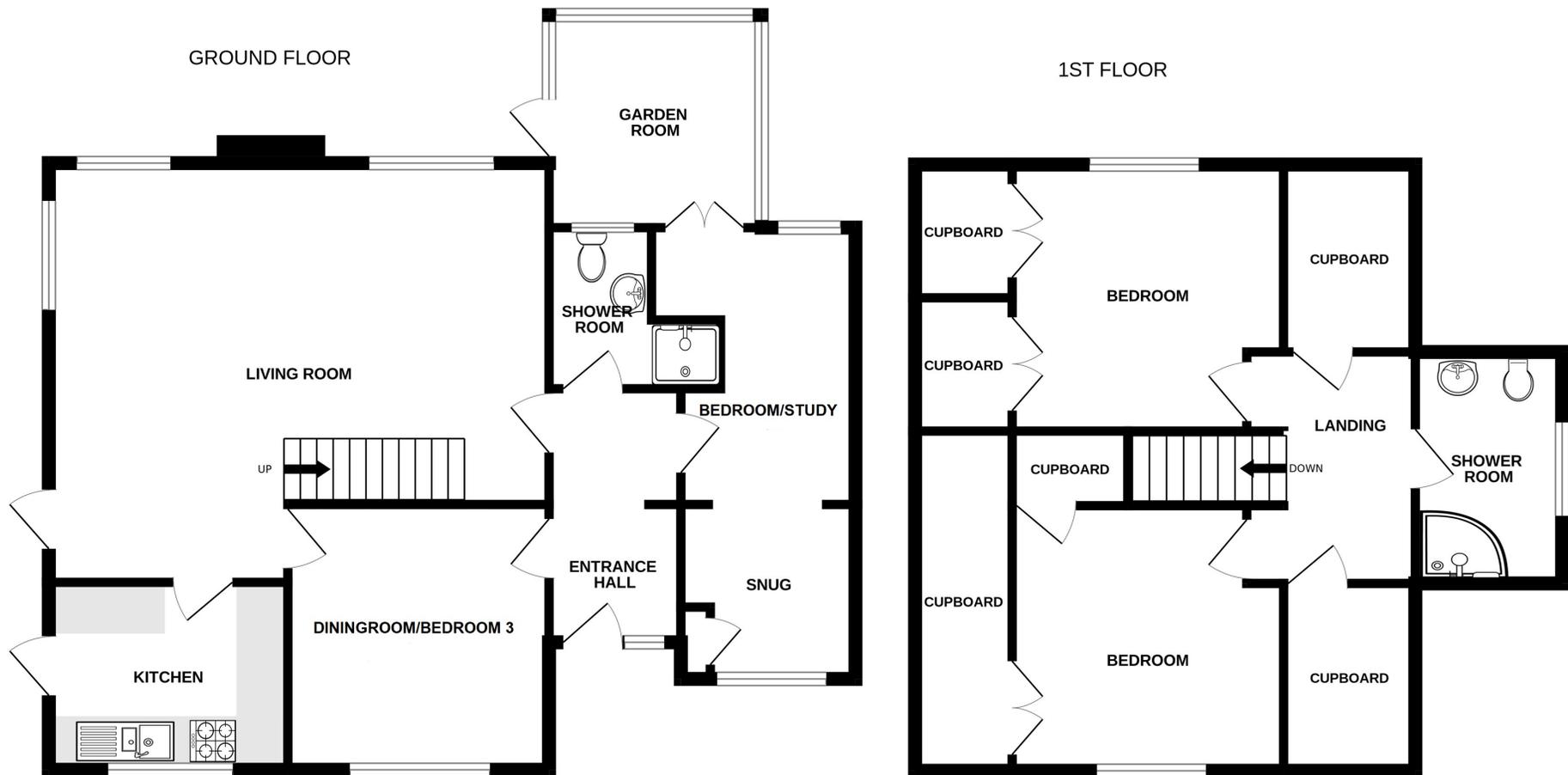
COUNCIL TAX:

'Band 'E'

EPC:

'D'





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2025

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk