



Old Barn Cophall Lane, East Dean Eastbourne BN20 0DP



welcome to

Old Barn Cophall Lane, East Dean Eastbourne

A charming three-bedroom detached country home set in the sought-after village of East Dean, offering countryside views, two reception rooms, an open-plan kitchen/dining room, garage and driveway, ground floor bathroom, first floor cloakroom, and a rear garden.



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Porch

Entrance Hall

Double glazed window to the side aspect.

Lounge

Double glazed bay windows to the rear aspect. Double glazed door to the rear aspect. Radiator. Fire place.

Open Plan Kitchen/ Dining Room

A range of wall and base units with work top over incorporating a sink and drainer unit. Aga oven. Space for fridge / freezer. Fire place. Radiator. Island with power points. Spot lighting. Wall lights. Double glazed window to the side aspect.

Bathroom

Comprising a bath with mixer taps, hand held shower attachment and over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Radiator. Double glazed window to the front aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing. Velux windows. Storage cupboards. Restricted head height.

Bedroom 1

Double glazed window to the side and rear aspect. Radiator. Built in cupboards.

Bedroom 2

Double glazed window to the side aspect. Built in cupboards.

Bedroom 3

Double glazed window to the side aspect. Fire place. Built in cupboards. Spot lighting. Radiator. Restricted head height.

Cloakroom

Velux window. Low level W.C. Wash hand basin. Eaves storage.

Rear Garden

Patio leading to an area mainly laid to lawn. Rear gate. Door leading to garage.

Garage

Up and over door. Door leading to rear garden.

Council Tax Band

Please note the council tax band is currently an F due to the property being a second home.



Total floor area 128.9 m² (1,387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Old Barn Cophall Lane, East Dean Eastbourne

- THREE BEDROOM DETACHED COUNTRY HOUSE
- EAST DEAN VILLAGE LOCATION
- OPEN PLAN KITCHEN / DINING ROOM
- THREE BEDROOMS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: F

Council Tax Band: F

£625,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN120273 - 0002

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