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est. 1978
Taylor Engley

48 Peakdean Lane, Friston, Eastbourne, East Sussex, BN20 0JE
Guide Price £650,000 Freehold

An exciting opportunity has arisen to acquire this well presented THREE BEDROOMED DETACHED PROPERTY in the sought after Friston area. The property benefits from gas fired central heating, double glazing, a spacious open plan living/dining room, conservatory, kitchen with utility room, three bedrooms, bathroom and separate shower room, double garage with ample driveway parking for several vehicles. The property is being offered to the market Chain Free. An internal viewing is highly recommended. EPC = D

The property is located within close proximity to local shops in Downlands Way and The Tiger Inn Public House can also be found in East Dean village. 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 nearby Friston Forest. Bus services bus along the nearby A259 and Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately five miles distant.

*** CHAIN FREE * SOUGHT AFTER LOCATION * DETACHED HOUSE * DOUBLE GARAGE * DRIVEWAY PARKING * THREE BEDROOMS * SPACIOUS OPEN PLAN LIVING/DINING ROOM * CONSERVATORY * KITCHEN WITH UTILITY ROOM * BATHROOOM AND SEPARATE SHOWER ROOM * GARDENS TO FRONT AND REAR * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING ***

The accommodation
Comprises:

Steps with balustrade leading up to front door:

Hall
Storage cupboard with handing rail, cupboards over, radiator, engineered wood flooring.

Open Plan Living/Dining Room
20' x 17'10 max into bay (6.10m x 5.44m max into bay)
Bay window to rear double glazed with view over garden, Bi-folding doors opening onto conservatory, spotlights, two radiators, engineered wood flooring.

Conservatory
13'7 x 9'6 (4.14m x 2.90m)
Wood flooring, views over garden.

Kitchen
14'8 x 9'8 (4.47m x 2.95m)
Double glazed window with view over garden, radiator, spotlights, door opening to utility room area, single bowl stainless steel sink unit with mixer tap, range of wall and base units, alcove storage space, four ring gas hob and NEFF with extractor over, integrated oven, integrated microwave.

Utility Room
14'7 x 5'1 (4.45m x 1.55m)
Range of base units, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, shelving, worktops, door providing access to front garden and door providing access to rear garden.

Bedroom 1
18'8 into alcove x 14'6 (5.69m into alcove x 4.42m)
(14'6 including depth of fitted wardrobe)
Double glazed windows to side and front, radiator, built-in open wardrobe rails, spotlights.

Bedroom 2
18' x 12'9 (5.49m x 3.89m)
Double glazed windows to side and rear, radiator, fitted open wardrobe, spotlights.

Bedroom 3
9'1 x 7'8 (2.77m x 2.34m)
Double glazed window, radiator, spotlights.

Bathroom
14'5 x 5'9 (4.39m x 1.75m)
Double glazed windows to front, heated towel rail, part tiled walls, low level wc, wash hand basin with mixer tap with large mirror with light over, bath with mixer tap, tiled floor, spotlights. Loft hatch to roof space which is boarded, loft ladder, housing Worcester Bosch boiler, hot water tank.

Shower Room
Low level wc, large shower cubicle with waterfall shower over, 'his' and 'hers' wash hand basins with light and mirrors over, part tiled walls, double glazed window.

Front Garden
With a selection of plants and shrubs.

Driveway
Block paved driveway providing ample parking for several vehicles.

Double Garage
Double garage with up and over doors

Rear Garden
Raised decking area with steps up to lawn with trees surrounding.

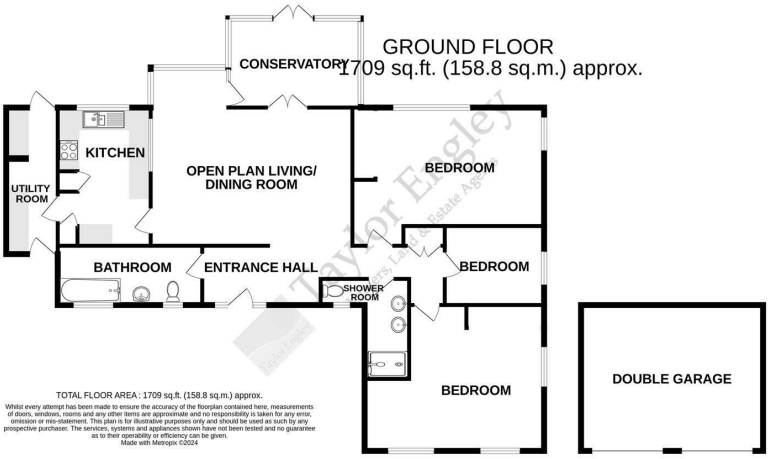
N.B
There is an annual East Dean/Friston charge of £110 from January 2024 - December 2024

COUNCIL TAX BAND:
Council Tax Band - 'F' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 sq.m.) approx.

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.

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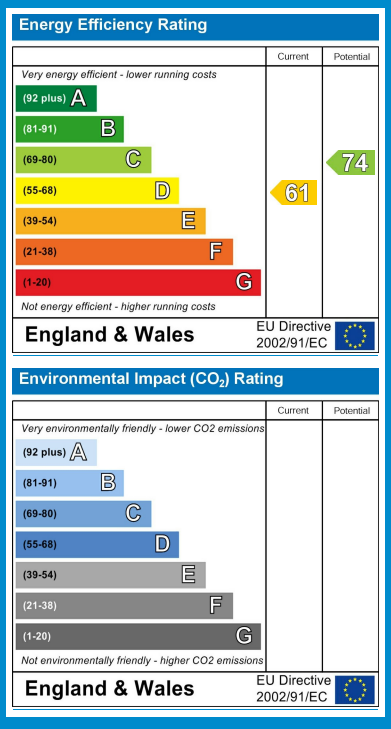

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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