



BIRLING HOUSE GILBERTS DRIVE, EAST DEAN, BN20 0DL

£750,000

A very well-presented four bedroom detached house situated in the favoured village of East Dean, with close proximity to a range of amenities. The area also offers excellent road and transport links for travel both locally and further afield. This location is surrounded by scenic downland countryside. The sea is nearby at Birling Gap and Eastbourne is about 4 miles distant, offering a range of shopping facilities and amenities, with mainline rail services to London Victoria and to Gatwick. The surrounding downland countryside of the South Downs National Park offers wonderful recreational opportunity.

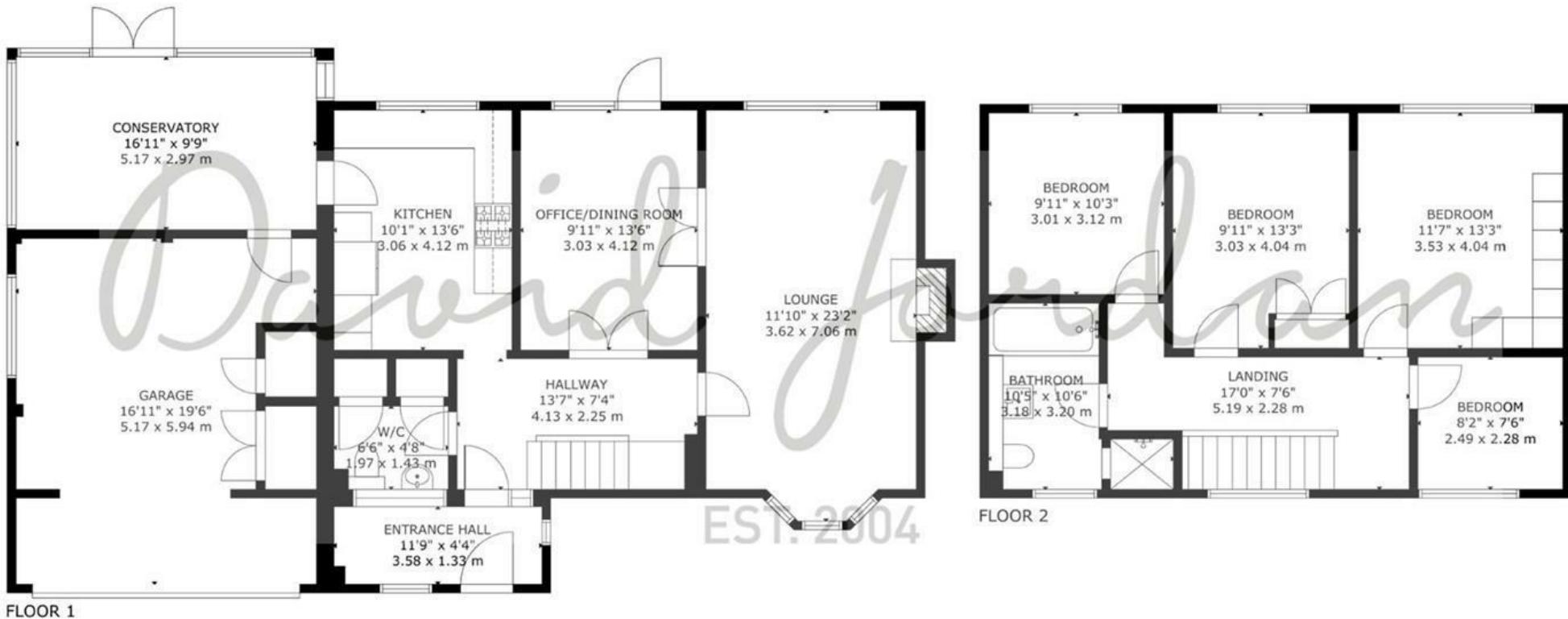
The ground floor accommodation comprises a triple aspect lounge/diner, separate dining room/study, well-fitted kitchen, conservatory, downstairs cloakroom. Upstairs there are four bedrooms and the family bathroom with separate shower.

Outside, there is a generous-sized mainly laid to lawn garden, that wraps around part of the property. There is also a decked area and gated side access to the front. To the front there is ample off road parking, access to the large integral garage and a detached wooden garage.

An internal inspection is advised to appreciate the accommodation on offer.

- FOUR BEDROOMS
- DETACHED HOUSE
- TRIPLE ASPECT LOUNGE/DINER
- SEPARATE DINING ROOM
- WELL-FITTED KITCHEN
- GENEROUS-SIZED CONSERVATORY
- FAMILY BATHROOM WITH SHOWER
- CLOSE TO AMENITIES
- LARGE GARAGE
- OFF ROAD PARKING FOR SEVERAL VEHICLES





GROSS INTERNAL AREA  
 TOTAL: 152 m<sup>2</sup>/1,638 sq.ft  
 FLOOR 1: 88 m<sup>2</sup>/951 sq.ft. FLOOR 2: 64 m<sup>2</sup>/687 sq.ft  
 EXCLUDED AREAS: GARAGE: 31 m<sup>2</sup>/330 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## COUNCIL TAX BAND

Local Authority: Wealden Council

Council Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004