

17 Peakdean Lane, East Dean, BN20 0JD

Price £525,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful three bedroom detached house boasting secluded gardens, in and out driveway and integral garage, tucked away in a quiet cul-de-sac within the ever popular Downland village of East Dean. This pleasant home is offered to the market chain free and enjoys accommodation comprising spacious entrance hall, sitting room with outlook overlooking the rear garden, separate dining room, kitchen with range of matching wall and base units, one downstairs bedroom, ground floor bathroom and separate WC. Stairs rise from the entrance hall to the first floor landing where there a number of built in wardrobes along with two large double bedrooms, the master bedroom has the benefit of built in bedroom furniture along with an en-suite bathroom/WC. To the front the property is approached via an in and out driveway leading to a larger than average tandem garage and to the rear there is an excellent size secluded garden with area of patio and being principally laid to lawn with a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating. Limited 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:

- Three bedroom detached house
- Popular East Dean location
- Easy access to Birling Gap and the Seven Sisters
- Chain Free
- Secluded gardens
- In and out driveway plus large tandem garage
- Sitting room
- One ground floor bedroom
- Dining room
- Kitchen





Accommodation:

ENTRANCE HALL

SITTING ROOM
20'1" (6.12m) x 15'0" (4.57m)

DINING ROOM
10'1" (3.07m) x 9'9" (2.97m)

KITCHEN
9'5" (2.87m) x 8'4" (2.54m)

BEDROOM 2
12'9" (3.89m) x 11'4" (3.45m)

BATHROOM

WC

FIRST FLOOR LANDING

BEDROOM 1
21'2" (6.45m) x 9'6" (2.9m)

EN-SUITE SHOWER ROOM

BEDROOM 3
13'8" (4.17m) x 8'2" (2.49m)

OUTSIDE:

FRONT GARDEN

IN & OUT DRIVEWAY

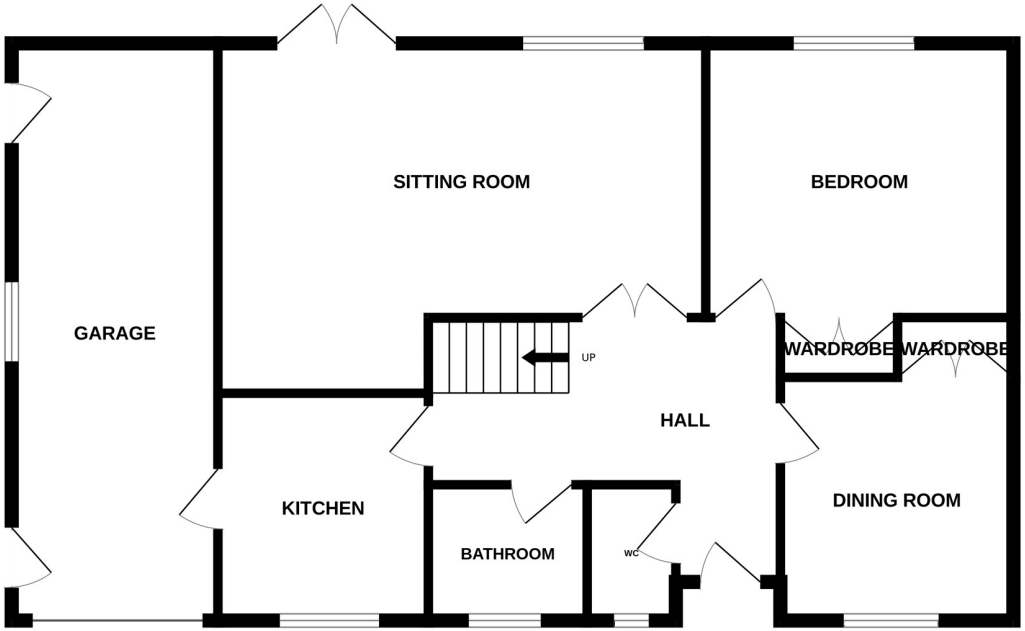
TANDEM GARAGE
28'7" (8.71m) x 8'6" (2.59m)

REAR GARDEN

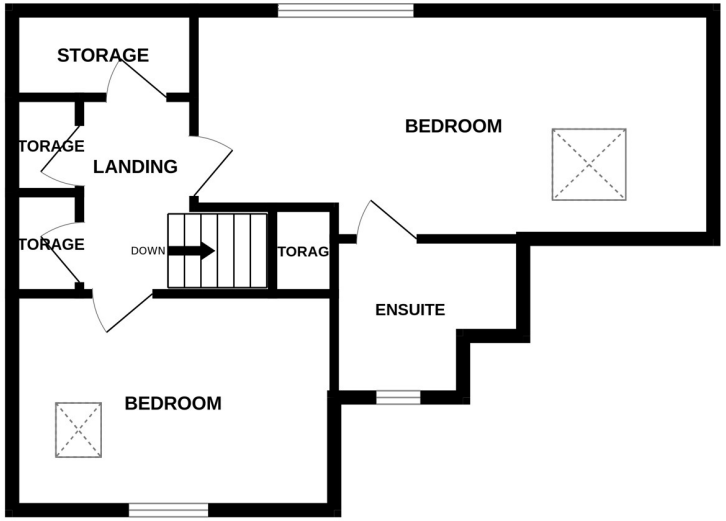
COUNCIL TAX
Band "E"

EPC:
"C"

GROUND FLOOR



1ST FLOOR



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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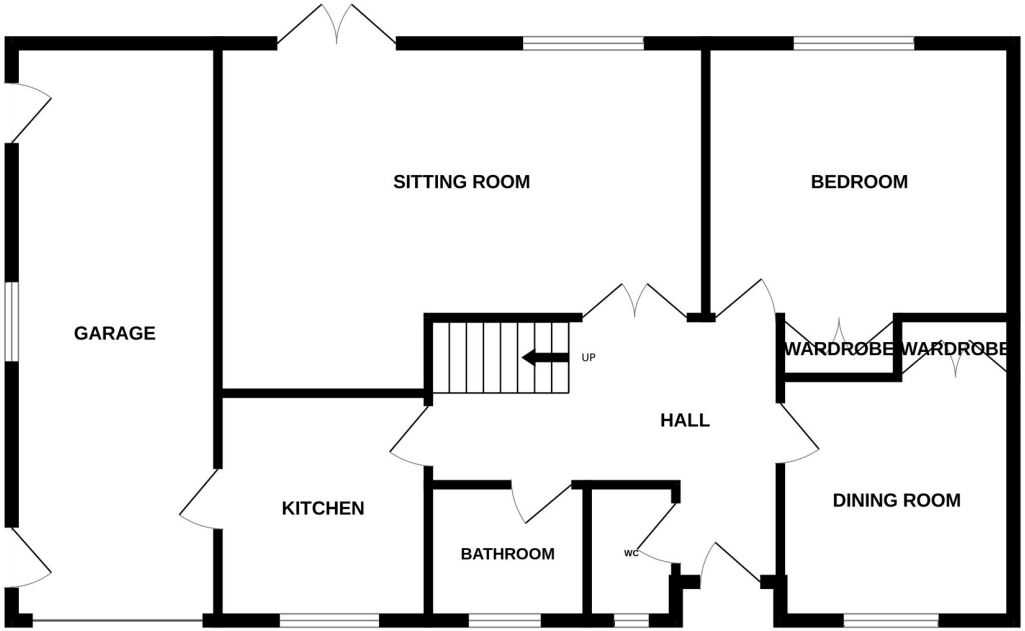
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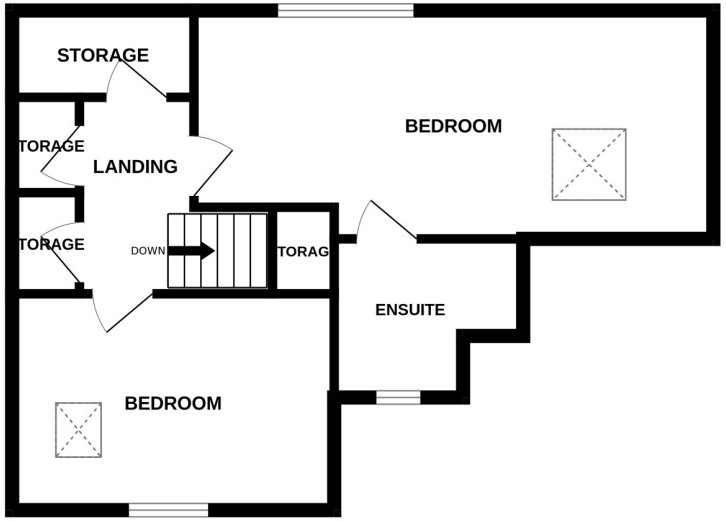
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