



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Eastbourne Road, East Dean, BN20 0DN

This charming 3 bedroom home (with potential to create a 4th) is just a 2 minute walk from the centre of East Dean village, open countryside and the rolling South Downs. The house blends naturally with its surroundings, featuring attractive knapped flint elevations, clay roof tiles and classic Georgian-style windows, echoing the character of the village.

The well proportioned layout affords comfort and versatility with both the kitchen and living rooms offering direct access via French doors to the South facing rear garden, a great place to relax and enjoy the sunshine!

A split-level landing leads to well-proportioned bedrooms, including a master bedroom with ensuite shower, plus a beautifully finished family bathroom.

East Dean, a very desirable location, offering a strong sense of community, a wide range of amenities including the 15th century Tiger Inn,

**FOR SALE**

**£700,000**

## Layout and Specification

### Potential for 4 Bed Layout

There is potential for new owners to create a downstairs bedroom with ensuite (see additional floor plan showing "Potential 4 Bedroom Layout")

### Front of Property

Large area of lawn, hedging, trees, borders for planting, parking for several vehicles and Electric Vehicle charging point. Flint walls with close boarded fencing to front and side boundary. Side gate to rear of property. Entrance canopy cover with lighting. Main door to hallway.

### Existing Layout

#### Hallway 19' x 5'7" (5.79m x 1.70m)

Wood-effect porcelain tiles with underfloor heating. Downlights, power points, smoke alarm and thermostatic control for hallway. Cupboard housing hot water cylinder, underfloor heating manifolds and solar panel controls.

#### Living Room 25'8" x 11' 9" max (7.82m x 3.35m 2.74m max)

Spacious living space that could be split into 2 rooms. "Woodwarm" 5KW wood burning stove on limestone tiles. Carpet, pendant lights x 2, power points, TV point and double glazed French doors to patio and garden. Georgian style double glazed bay window to front of property.

#### Open Plan Kitchen Dining Area 25'8" x 11'3" (7.82m x 3.43m)

Half-glazed Suffolk oak door leads to spacious open plan kitchen and dining area.

#### Kitchen Area 11'7" x 11'3" (3.53m x 3.43m)

Shaker style kitchen with plenty of cupboards and base units. Quartz work tops, Quooker tap, integrated Bosch appliances which include Induction Hob with extractor above, washier drier, dishwasher and tall fridge freezer. Built-in oven plus combination oven/microwave. Downlights, power points, carbon monoxide and smoke alarm. Wood-effect porcelain tiles with underfloor heating. Georgian style double glazed window to front of property and another to the side.

#### Dining Area 14'1" x 11'1" (4.29m x 3.38m)

Downlights, power points, TV point and wood-effect porcelain tiles with underfloor heating. French doors to patio and garden.

#### Cloakroom 6'2" x 3'1" (1.88m x 0.94m)

Wood-effect porcelain floor tiles with electric under floor heating, WC, basin with vanity unit, towel holder, extractor fan, downlights and opaque double glazed window to rear of property.

### Stairs to First Floor

Oak handrail and newel posts with toughened glass panels. Carpet and double glazed window to rear of property.

#### Landing 8'5" x 6'6" (2.57m x 1.98m)

Carpet, downlights, power points, smoke alarm, cupboard for storage and hatch to loft space. Double glazed window off stairwell to rear of property with outlook to the South Downs.

### Loft Space

Fully insulated with loft light and accessed from landing via loft ladder.

#### Bedroom 1 14'3" x 11'1" (4.34m x 3.38m)

Georgian style double glazed window to front of property, radiator, pendant light, power points, TV point, carpet and door to en-suite shower room.

#### En-Suite Shower Room 8'8" x 5'11" (2.64m x 1.80m)

Digital power shower, basin with vanity unit, WC, wall mirror with Bluetooth, chrome ladder style electric towel radiator, extractor fan and downlights. Porcelain tiled floor and walls with electric under-floor heating. Opaque double glazed Velux style window to rear of property.

#### Bedroom 2 11'8" x 11'5" (3.56m x 3.48m)

Georgian style double glazed window to front of property, radiator, pendant light, power points, TV point and carpet.

#### Bedroom 3 11' x 9'4" (3.35m x 2.84m)

Georgian style double glazed Velux style window to rear of property, radiator, pendant light, power points and carpet.

#### Family Bathroom 10'5" x 6'1" (3.18m x 1.85m)

Stand alone bath, cubicle with digital power shower, basin with vanity unit, WC, wall mirror with Bluetooth, chrome ladder style electric towel radiator, extractor fan and downlights. Porcelain tiled floor and walls with electric under-floor heating. Opaque double glazed window to front of property.

### Rear of Property

South facing rear garden with spacious Indian Sandstone patio area. Good sized area of lawn which extends down the side of the house with trees and hedges. Original flint wall to rear and side boundary. Outside tap and socket. Side gate leading to front of property.

### Energy Efficient

Energy Performance Rating A.

Solar Panels.

Air Source Heat Pump.

High levels of insulation throughout.

Electric Vehicle charging point.

### Additional Information

Council - Wealden

Council Tax Band - F

### Developer Details

For more information on the developers and their other developments, please search for Highbeech Properties on your Web Browser.

### Dimensions

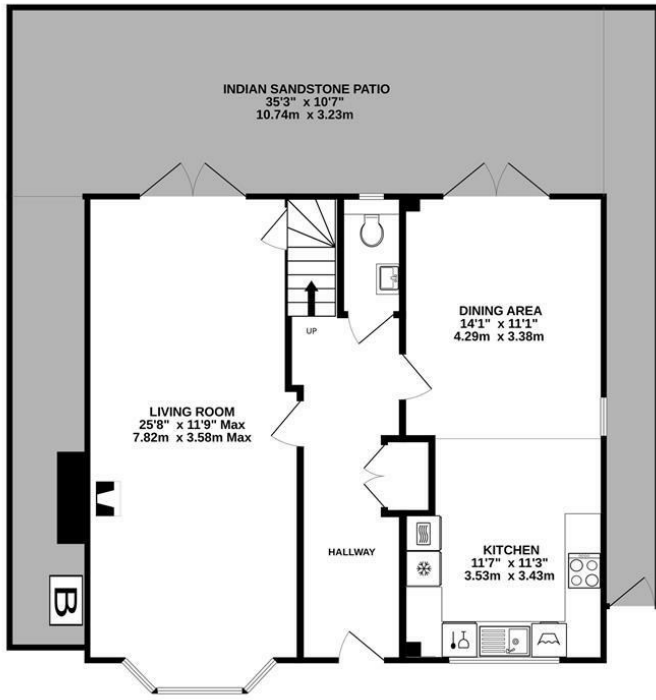
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

### Digitally Enhanced Images

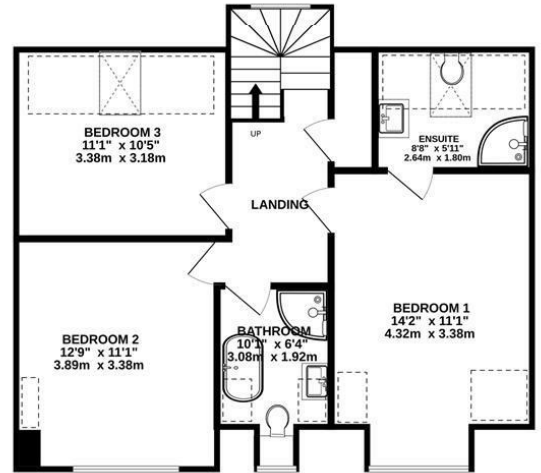
The property is unfurnished but to get a feel for how it might look with furniture, Digitally Enhanced Images have been used.

# Floor Plan

GROUND FLOOR



1ST FLOOR



HIGH SPECIFICATION, ECO FRIENDLY, 3 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1400sq.ft. (130.1 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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	92	94
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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