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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 * BATHROOM 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 hanging 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:

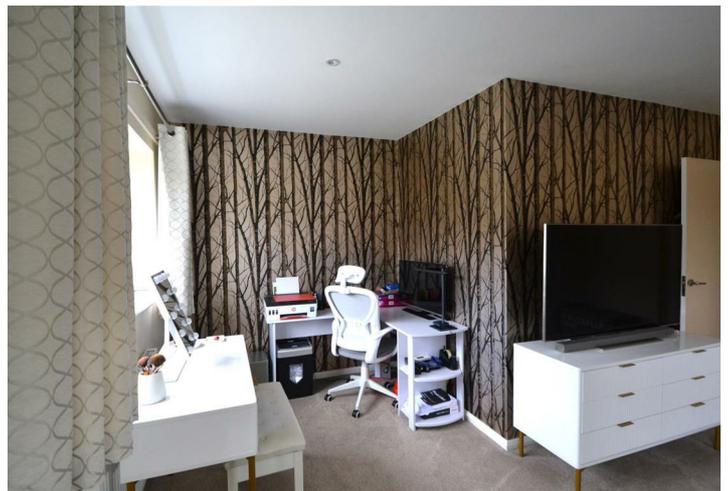
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

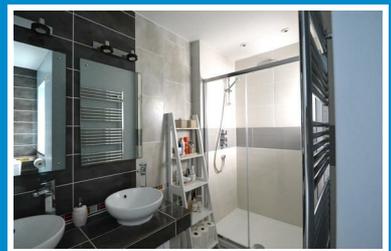
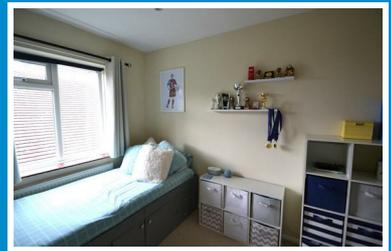
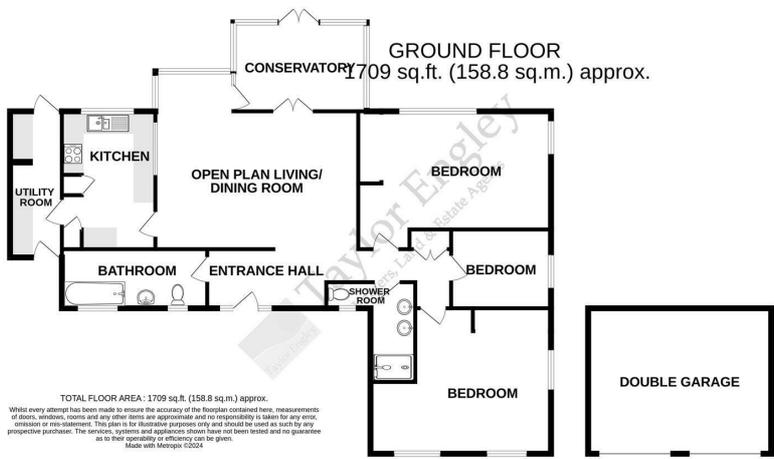
FOR CLARIFICATION:

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 ENGLEBY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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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