



4 Downview Close, East Dean, Eastbourne, BN20 0DT

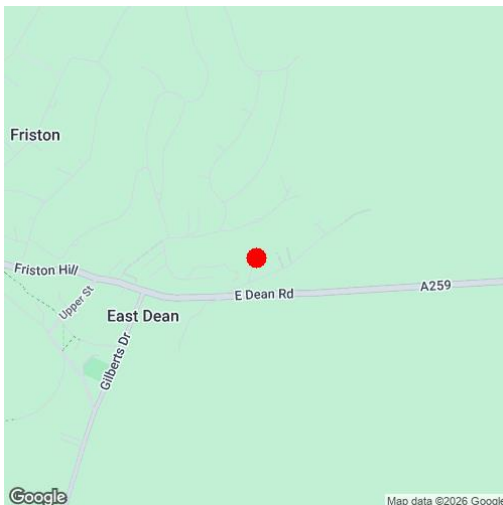
Price £495,000 | Freehold



TOWN CENTRE OFFICE  
01323 416716

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A charming and attractive three bedroom semi-detached house nestled at the end of a quiet cul-de-sac of just a small number of properties located in the ever popular village of East Dean. This delightful property is offered to the market chain free and boasts a number of features and benefits with accommodation comprising entrance porch, entrance hall, spacious open plan sitting/dining room, large conservatory across the back of the property, modern kitchen and ground floor wc. Stairs rise to the first floor where there are three excellent size bedrooms along with a modern bathroom/wc. A particular feature of this property are the extensive mature gardens to the front, side and rear being principally laid to lawn and with a variety of plants, shrubs and trees. There is the added benefit of a large driveway leading to a detached pitched roof garage. The property is located within easy reach to local shops, bus routes as well as the Tiger Inn, East Dean park and Birling Gap is just a little further. An internal viewing is highly recommended to appreciate the merits of this fine property.





### At a Glance:

- Attractive three bedroom semi-detached house
- Nestled at the end of a quiet cul-de-sac
- Popular Downland village of East Dean
- Conservatory
- Stunning gardens
- Driveway and garage
- Modern kitchen
- Modern bathroom
- Ground floor shower room
- Chain free

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING / DINING ROOM**  
23'1" (7.04m) x 14'0" (4.27m)

**CONSERVATORY**  
15'1" (4.6m) x 10'0" (3.05m)

**KITCHEN**  
9'2" (2.79m) x 9'1" (2.77m)

**REAR LOBBY**

**GROUND FLOOR SHOWER ROOM / WC**

**FIRST FLOOR LANDING**

**BEDROOM 1**  
14'0" (4.27m) x 12'0" (3.66m)

**BEDROOM 2**  
11'1" (3.38m) x 10'1" (3.07m)

**BEDROOM 3**  
6'1" (1.85m) x 6'1" (1.85m)

**BATHROOM**

**OUTSIDE:**

**FRONT / SIDE & REAR GARDENS**

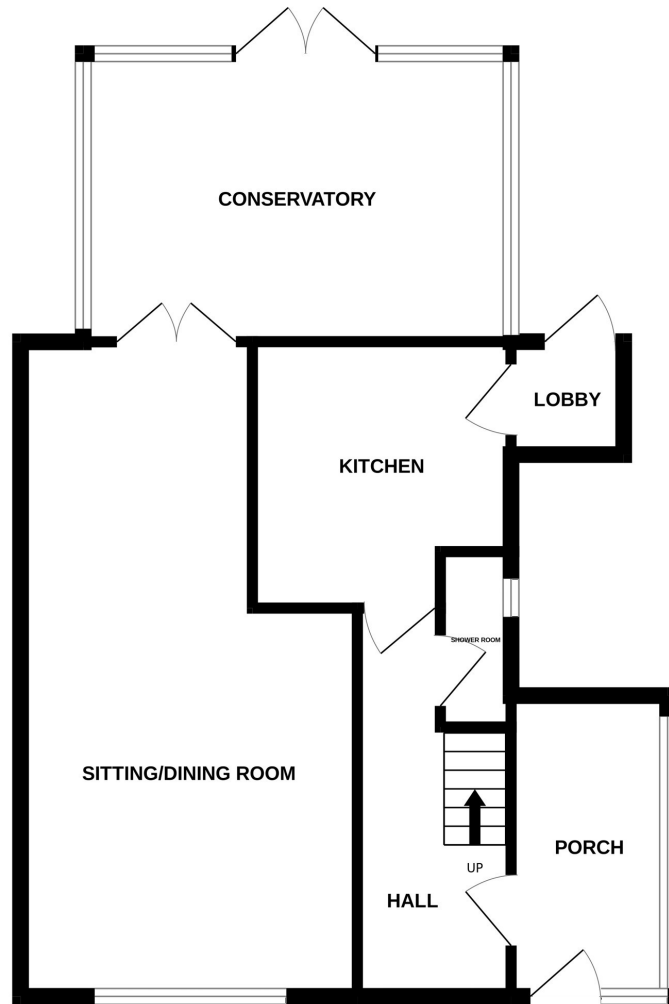
**GARAGE**

**COUNCIL TAX:**  
Band `E`

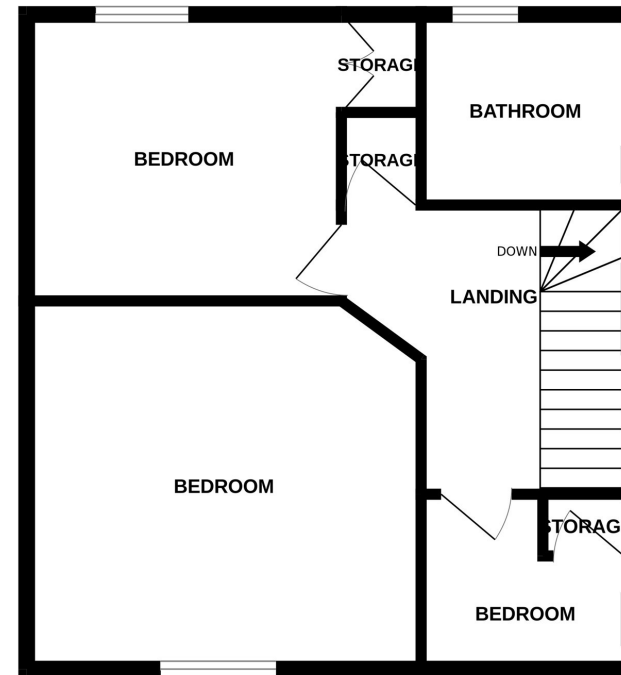
**EPC:**  
`D`



GROUND FLOOR



1ST FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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