



8 DENE CLOSE, EASTBOURNE, BN20 0JJ

£600,000

An attractive detached residence tucked away in a small close. The property enjoys lovely views from the front elevation towards miles of Downland and the sea. Downlands Way with its small parade of shops is within a third of a mile distant.

The ground floor accommodation comprises double aspect lounge, two double bedrooms, spacious kitchen / breakfast room leading into a storage area and ground floor wet room. On the first floor, there is a large open landing / study area with a double bedroom and family bathroom.

Further features and benefits include generous wardrobe and storage space throughout, uPVC double glazing and gas central heating. Outside there are charming landscaped front, side and rear gardens which are well-established and secluded.

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

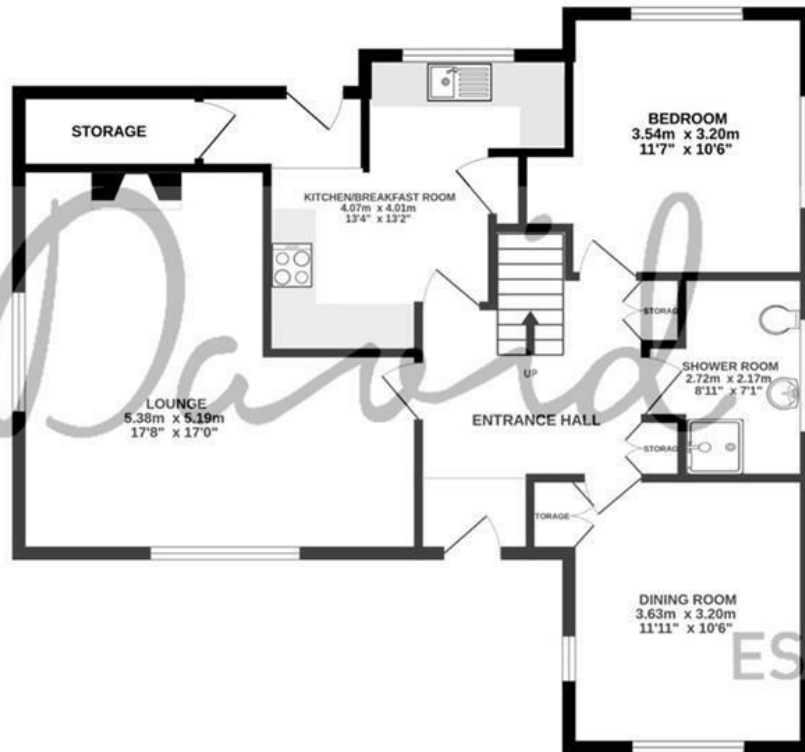
- THREE DOUBLE BEDROOMS
- DETACHED CHALET
- SITUATED IN A QUIET CUL-DE-SAC
- DUAL ASPECT LOUNGE WITH WOOD BURNING STOVE
- KITCHEN / BREAKFAST ROOM
- WET ROOM AND BATHROOM
- SECLUDED AND GENEROUS-SIZED GARDENS
- PLEASANT VIEWS TOWARD DOWNLAND
- PARADE OF SHOPS WITHIN A THIRD OF A MILE
- OFF ROAD PARKING FOR TWO VEHICLES



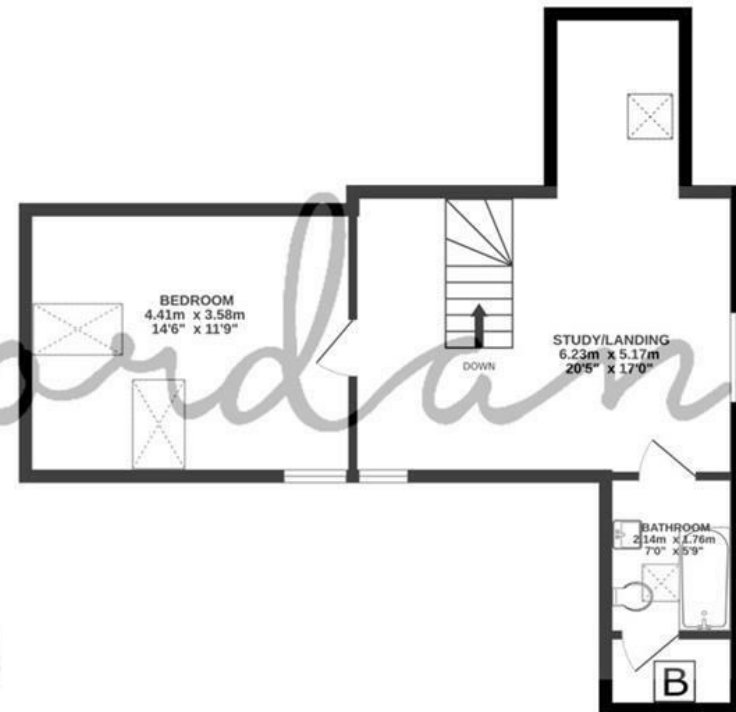




GROUND FLOOR
78.4 sq.m. (843 sq.ft.) approx.



1ST FLOOR
45.5 sq.m. (490 sq.ft.) approx.



8 DENE CLOSE EAST DEAN

TOTAL FLOOR AREA : 123.9 sq.m. (1333 sq.ft.) 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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Ground Floor

Entrance door into:

ENTRANCE HALL

Two storage cupboards. Radiator. Stairs to first floor.

LIVING ROOM

Dual aspect. Views across neighbouring rooftops towards Downland. Wood burning stove with brick surround. Two radiators.

KITCHEN / BREAKFAST ROOM

Range of base and wall units. Integrated fridge and freezer. Integrated washing machine. Neff oven and induction hob. Extractor hood. Work surface with one and a half bowl sink and drainer. Window overlooking the rear garden. Understairs storage cupboard. Radiator. Door out to rear garden. Door into walk-in storage area.

BEDROOM TWO

Dual aspect over looking rear garden. Radiator.

BEDROOM THREE (Dining room on Floorplan)

Built-in cupboards. Window to front. Radiator.

WET ROOM

Walk in shower area. WC. Wash hand basin with storage beneath. Heated towel rail. Windows to side. Shaving point.

First Floor

STUDY / LANDING

Triple aspect. Distant views to front toward Downland. Views over the side and rear gardens. Radiator.

BEDROOM ONE

Dual aspect with large Velux style windows affording expansive views towards Downland and the sea. Radiator.

BATHROOM

Bath. WC. Wash hand basin with storage beneath. Velux window. Extractor fan. Access into eaves storage housing Worcester combination boiler.

Outside

FRONT

Brick paved driveway affording off road parking for two vehicles. Patio. Lawn area. Range of mature shrubs and bushes. Steps up to entrance.

SECLUDED REAR GARDEN

Mainly laid to lawn. Range of mature plants shrubs and bushes. Patio. Steps up to further garden space.

Disclaimer

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.



COUNCIL TAX BAND

Local Authority: Wealden Council

Council Tax Band: E

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