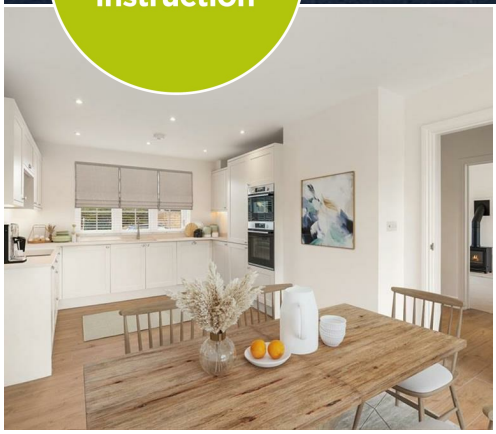
HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



Eastbourne Road, East Dean, BN20 0DN

New Build - High Specification Finish - Eco Friendly Build

Home + Castle are pleased to advertise 1 Parsonage Cottages, part of a select 2 property development, built to exacting standards, using a combination of traditional and modern building techniques to provide energy efficient, Eco-Friendly homes. Internally are all the comforts of modern living while externally the knapped flint walls give the feel of a much older property.

Located on the edge of the South Downs, this village setting has a thriving local community and round the corner at the village green is the highly acclaimed 15th Century Tiger Inn steeped in history and folklore. Perfect location for those who love breathtaking scenery and outdoor pursuits. Local bus services to Eastbourne and Brighton are close by.

FOR SALE

£699,000

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

Front of Property
Area laid to lawn, borders for planting, hedging, off-road parking, Electric Vehicle charging point, side gate to rear of property and flint wall to front boundary. Canopy cover with lighting. Main door to hallway.

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 windows 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 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 with trees, hedges and original flint wall to rear 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.

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

Additional Information

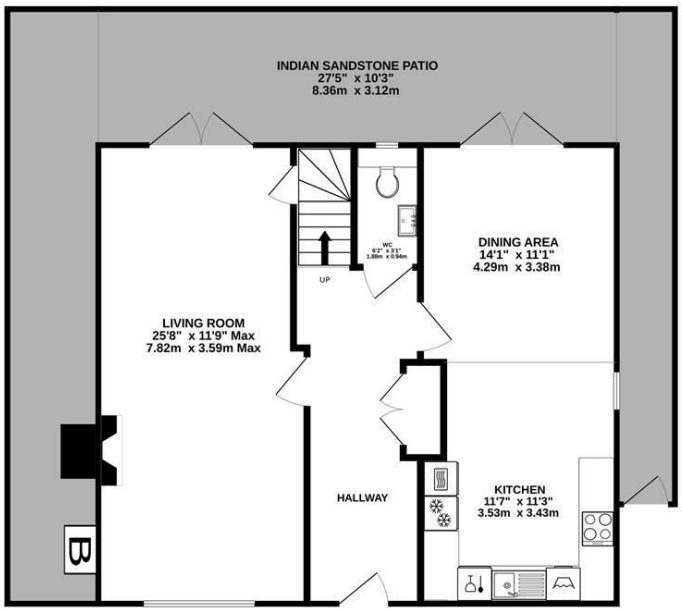
Council - Wealden
Council Tax Band - F

Dimensions

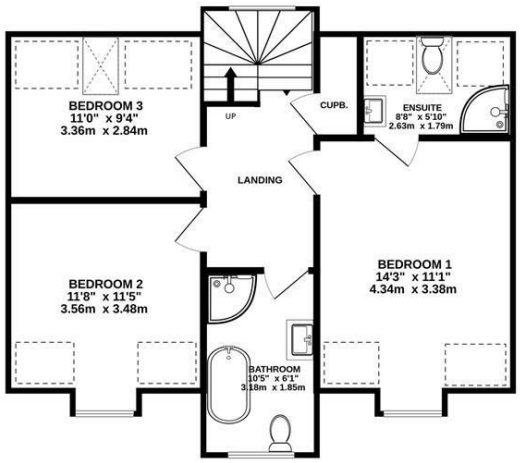
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

Floor Plan

GROUND FLOOR



1ST FLOOR



ECO FRIENDLY, ENERGY EFFICIENT, 3 BEDROOM DETACHED NEW BUILD PROPERTY

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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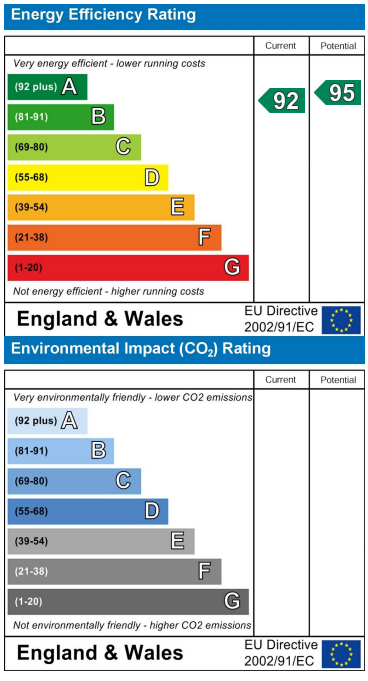
Area Map

Energy Efficiency Graph



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