



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Eastbourne Road, East Dean, BN20 0DN

New Build - High Specification Finish - Eco Friendly

Home + Castle are pleased to advertise 2 Parsonage Cottages, part of a select 2 property development, built to exacting standards, using a combination of traditional and modern building techniques to provide A Rated, 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**

**£759,500**

## 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.

## 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.

## 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.

## Energy Efficient

Energy Performance Rating A.  
Solar Panels.  
Air Source Heat Pump.  
High levels of insulation throughout.  
Electric Vehicle charging point.

## Additional Information

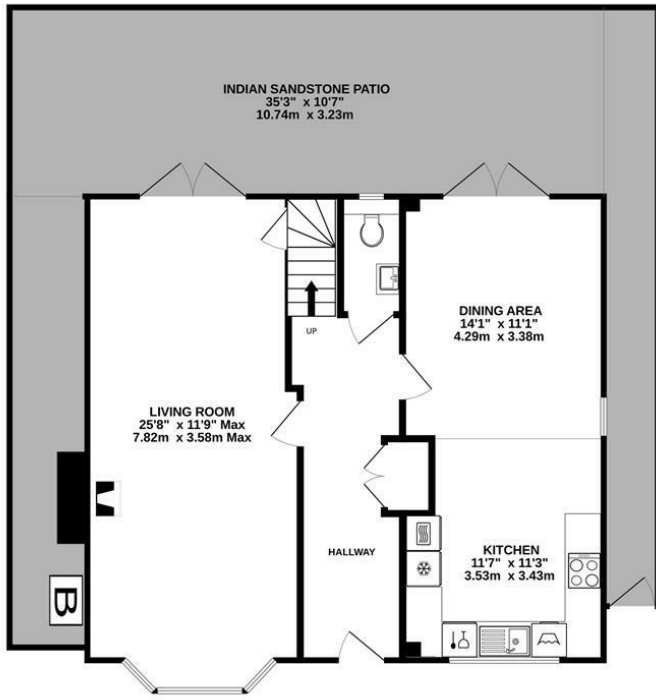
Council - Wealden  
Council Tax Band - F

## Rear of Property

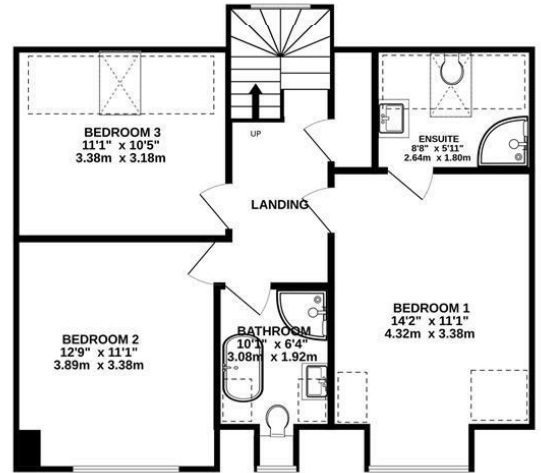
South facing rear garden with spacious Indian Sandstone patio area. Good sized area of lawn which extends down the side of the house with trees and hedges. Original flint wall to rear and side boundary. Outside tap and socket. Side gate leading to front of property.

# Floor Plan

**GROUND FLOOR**  
736 sq.ft. (68.3 sq.m.) approx.



**1ST FLOOR**  
646 sq.ft. (60.0 sq.m.) approx.



HIGH SPECIFICATION, TRADITIONALLY BUILT, 3 BEDROOM DETACHED

TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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>	<b>92</b>	<b>94</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 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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.