

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

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Taylor Engley



Library Cottage Jevington Road, Jevington, East Sussex, BN26 5QF

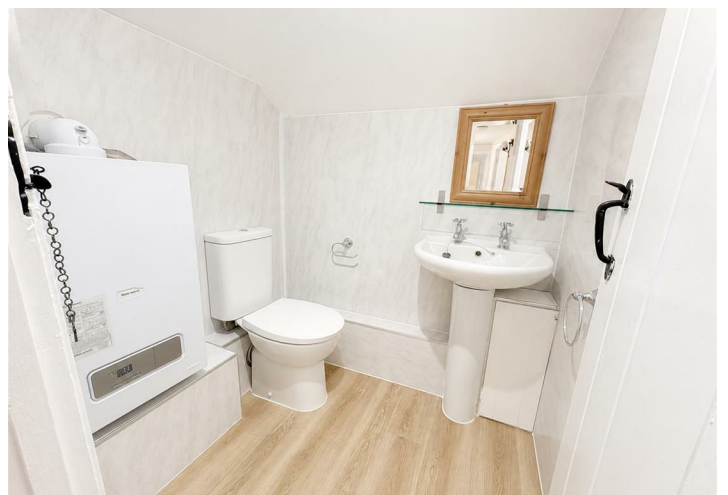
Price £440,000 Freehold

*** CHAIN FREE *** Taylor Engley are pleased to bring to the market this charming **GRADE II LISTED** two/three bedroom attached cottage, nestled in the desirable downland village of Jevington. The property offers versatile living accommodation and enjoys many character features including a wealth of exposed beams, feature fireplaces, private parking for two cars, and two bathrooms. Jevington is located within the scenic South Downs National Park and many beautiful walks can be found within walking distance of the cottage. **EPC = D**



*** KITCHEN/BREAKFAST ROOM * SITTING ROOM * GROUND FLOOR BEDROOM/STUDY *
BATHROOM * TWO FIRST FLOOR BEDROOMS * SHOWER ROOM * WC * TWO PARKING SPACES *
GARDEN ***

The property is conveniently located within the beautiful village of Jevington and is just seven miles from Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront. A further mainline railway station can also be found at Polegate, which is just over two miles distant.



FRONT DOOR TO:

KITCHEN/BREAKFAST ROOM

17'4" x 12' max (5.28m x 3.66m max)

Fitted with a range of cream gloss cupboards and drawers, built-in electric oven and hob with extractor hood over, sink unit, worksurfaces, space and plumbing for washing machine and dishwasher, integral fridge, breakfast bar, radiator, two leaded light windows with outlook to front (one secondary glazed), understairs storage cupboard, door to rear garden, large feature open fireplace, exposed beams.

SITTING ROOM

17'8" x 12'2" (5.38m x 3.71m)

Double aspect room with leaded light windows to front and rear, radiator, exposed beams, large feature open fireplace.

GROUND FLOOR BEDROOM/STUDY

11'11" x 12'7" narrowing to 6'8" (3.63m x 3.84m narrowing to 2.03m)

Two secondary glazed windows to rear, radiator, built-in cupboard.

EN-SUITE BATHROOM

White suite comprising low level WC, bath with mixer tap and shower attachment, washbasin with cupboards below, shaver point, extractor fan, radiator.

From the kitchen, stairs rise to the first floor landing with secondary glazed leaded light window to rear and radiator.

BEDROOM ONE

17'2" x 11'10" (5.23m x 3.61m)

Two secondary glazed leaded light windows with outlook to front, leaded light window to rear and door with steps leading down to the garden, radiator, built-in cupboard, feature fireplace surround.

BEDROOM TWO

8'9" x 7' (2.67m x 2.13m)

Leaded light window with outlook to front, radiator, built-in cupboard, hatch to loft space.

SHOWER ROOM

White suite comprising large walk-in shower, washbasin with cupboards below, radiator, leaded light window to front, extractor fan, built-in shelved cupboard, shaver point.

WC

White suite comprising low level WC, pedestal washbasin, wall mounted Glow-Worm gas boiler.

GARDEN

Paved areas, well stocked flowerbeds, gate to rear.

PARKING

Two allocated parking spaces to the rear of the property.

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

Council Tax Band E.

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:

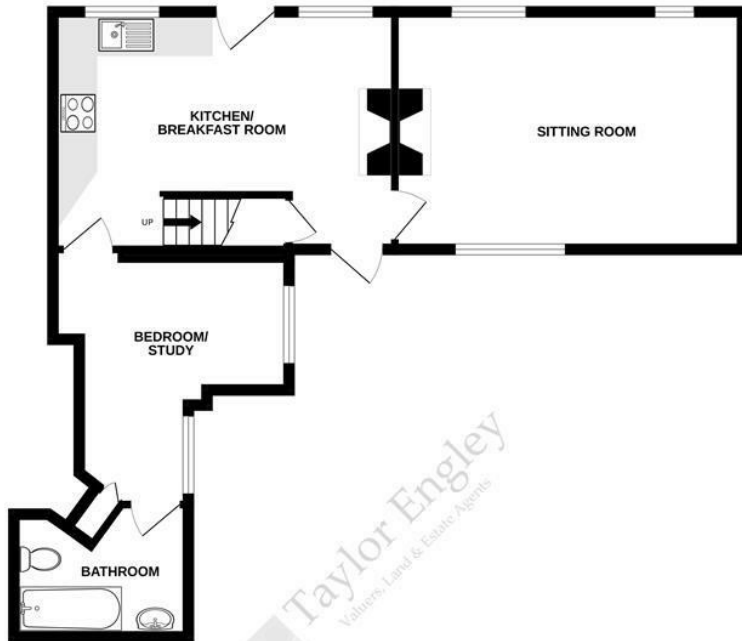
All appointments are to be made through TAYLOR ENGLEY.



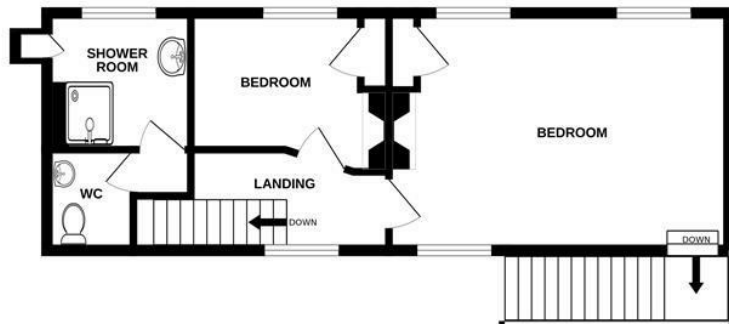




GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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