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Taylor Engley



2 Parsonage Cottages Eastbourne Road, East Dean, BN20 0DN

Price £700,000 Freehold

An opportunity arises to acquire this THREE BEDROOM, TWO BATHROOM, DETACHED HOUSE located in the heart of the highly sought after Downland Village of East Dean. The property has been recently constructed in the traditional method using cavity wall block work with brick and natural flint facing to the external elevations and comes with the remaining term of the 10 year new build warrantee, an 'A' Energy Rating, solar panels, underfloor heating and an air source heat pump. East Dean is nestled in the scenic South Downs National Park and numerous coastal and Downland walks can be enjoyed within the area, including Birling Gap, Beachy Head, the Seven Sisters towards the Cuckmere Valley, as well as woodland walks in the nearby Friston Forest. EPC = A



East Dean offers a wide range of amenities including the 15th century Tiger Inn, independent cafés, a village shop, restaurant and regular local markets. East Dean is approximately four and a half miles distant from Eastbourne's town centre which offers a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

Please feel free to visit the developers website at highbeechproperties.com for further specification details on the properties, and details on the company.



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Tiled wood effect flooring, cupboard housing hot water cylinder, fuse box and electric meter.

Cloakroom/wc

White suite comprising low level wc, wash hand basin with cupboard below, double glazed window to rear, extractor fan, tiled wood effect flooring.

Living Room

28'1 x 11'9 max (8.56m x 3.58m max)

Double aspect having double glazed bay window to front, French doors to rear patio and garden, wood burner, understairs storage cupboard.

Kitchen Open Plan to Dining Area

25'7 x 11 (7.80m x 3.35m)

Kitchen Area

Selection of cream fronted eye and base level units and drawers, bin sliding drawer, integrated Bosch built-in oven with Bosch ceramic hob and extractor fan over, integrated Bosch washing machine, integrated Bosch dishwasher, integrated fridge freezer, built-in microwave, composite worktop surfaces with inset sink unit, double glazed windows to front and side, French doors to rear patio and garden.

From the entrance hall stairs rise to:

First Floor Landing

With glass balustrade, radiator, double glazed window to rear, built-in cupboard, hatch to loft space.

Bedroom 1

15'8 x 11'1 (4.78m x 3.38m)

Radiator, double glazed window to front.

En-Suite Shower Room

8'8 x 5'11 (2.64m x 1.80m)

White suite comprising large shower cubicle, wash basin with drawers below, low level wc, fully tiled, heated towel rail, extractor, mirror, Velux window.

Bedroom 2

12'9 x 11' (3.89m x 3.35m)

Radiator, double glazed window to front.

Bedroom 3

11'1 x 10'4 (3.38m x 3.15m)

Velux window to rear, radiator.

Family Bathroom

9'6 x 6'5 (2.90m x 1.96m)

White suite comprising double ended bath with mixer tap and shower attachment over, large shower, low level wc, wash basin with drawers below, heated towel rail, fully tiled walls, double glazed window, extractor fan.

Outside

South facing rear garden with patio area. Area of lawn which extends down the side of the house with trees and hedges. outside tap and socket, side gate leading to front of property.

Parking

Parking to front for several vehicles and Electric Vehicle charging point.

COUNCIL TAX BAND:

Council Tax Band - 'F' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

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.

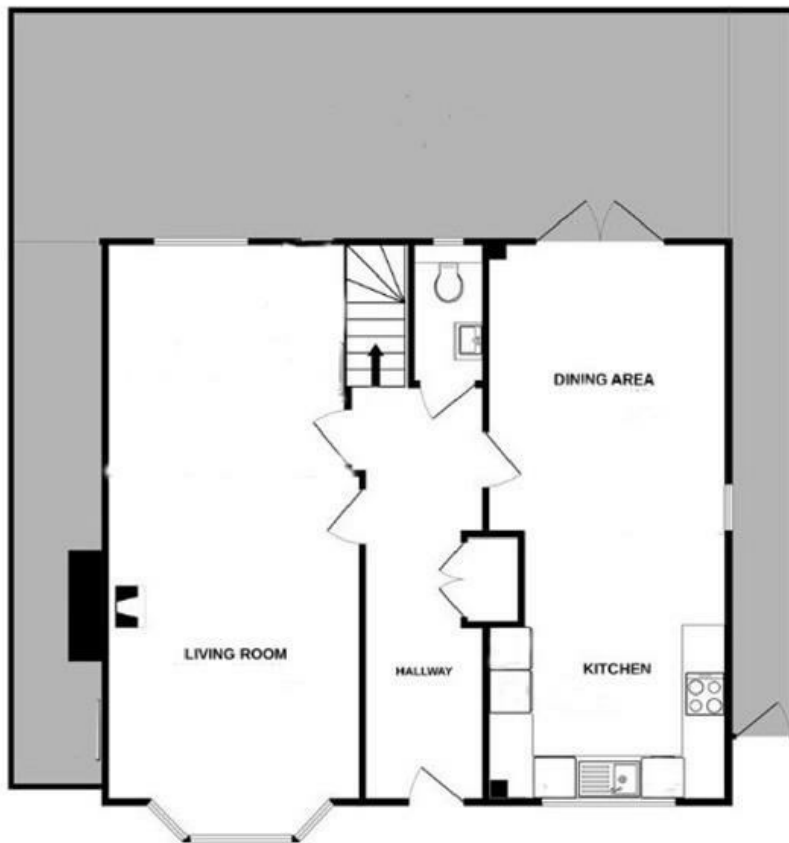
ADDITIONAL POINTS

* Improved levels of insulation to meet necessary requirements * Air source heat pumps (lower energy cost) * Underfloor heating on ground floors with Heatmiser smart phone controls * Shaker style framed Oak kitchens with Quartz Worktops * AEG appliances throughout (including dishwashers, washer dryers, induction hobs, fridge/freezer) * Digital Power showers to ensuite & Bathrooms * Demisting Bluetooth mirrors with speakers * Electric underfloor heating in bathrooms * Oak internal doors (half glazed with bevelled glass into sitting rooms and kitchens) * Folding timber loft ladders * Traditional Timber Georgian high performance Windows & Patio Doors * Sandstone paths and patios * Outside electrical sockets *









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.