

Valuers, Land & Estate Agents

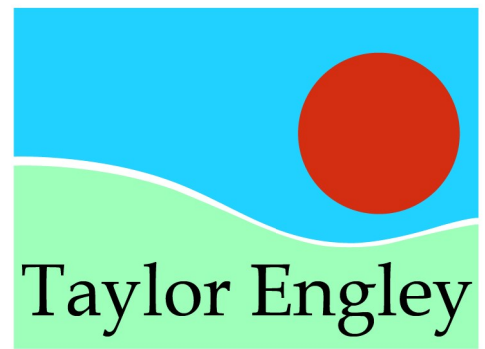
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Latchets, 4 Deneside, East Dean, Eastbourne, East Sussex, BN20 0HU

Guide Price £775,000 Freehold

Taylor Engley are delighted to offer to the market this ATTRACTIVE SUSSEX STYLE DETACHED HOME located in the highly sought after downland village of East Dean. The property is set within established and mostly level gardens, being set back from the road and approached via a gravel driveway providing ample parking. The property benefits from gas fired central heating and double glazed windows and has features that include a 'L' shaped living room, spacious conservatory, kitchen/breakfast room, study and a potential annexe area having a studio room with an adjacent shower room/wc. The first floor accommodation comprises three bedrooms - one with en-suite and a family bathroom. EPC = D



Latchets occupies an enviable location within the village being within level walking distance of local amenities in Downlands Way and the famous Tiger Inn. East Dean is surrounded by the South Downs National Park where numerous scenic walks can be enjoyed including Birling Gap, Beachy Head and along the Seven Sisters towards Cuckmere Haven. There are also woodland walks in the nearby Friston Forest. Bus services pass along the nearby A259 and Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately four miles distant.

*** ATTRACTIVE DETACHED SUSSEX STYLE HOME * HIGHLY SOUGHT AFTER DOWNLAND VILLAGE OF EAST DEAN * DELIGHTFUL ESTABLISHED GARDENS * MOSTLY LEVEL PLOT * SPACIOUS GRAVEL DRIVEWAY * 'L' SHAPED SITTING ROOM * SPACIOUS CONSERVATORY * KITCHEN/BREAKFAST ROOM * STUDY * POTENTIAL ANNEXE AREA WITH STUDIO ROOM AND ADJACENT SHOWER ROOM/WC * THREE FIRST FLOOR BEDROOMS - ONE WITH EN-SUITE * FAMILY BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * NO ONWARD CHAIN * VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Oak front door opening to:

Entrance Hall

Understairs storage cupboard, central heating thermostat, radiator, windows to front.

Cloakroom

Low level wc, pedestal wash hand basin, tiled splashback, radiator, window to front.

Living Room

21'4 max x 17'8 max into bay (6.50m max x 5.38m max into bay)
'L' shaped room maximum measurements provided. Attractive room with outlook to front and rear, fireplace with fitted living flame gas fire, two radiators, double doors opening to conservatory.

Conservatory

15'3 max x 15'3 max (4.65m max x 4.65m max)
Spacious conservatory situated to the side of the property enjoying an outlook over the gardens. Tiled floor, light, single door to rear and double doors to front opening onto front patio area.

Kitchen/Breakfast Room

Kitchen Area

12'11 max x 8'5 max (3.94m max x 2.57m max)
(12'11 max into recess)

Maximum measurements including depth of fitted units - comprises single drainer sink unit with mixer tap, work surface with base units below, wall mounted cupboards, eye level Zanussi double oven with cupboard above and below, Beko four burner gas hob with extractor fan over, Siemens fridge/freezer, Zanussi dishwasher, part tiled walls, tiled floor, wide opening to breakfast room.

Breakfast Room Area

13'7 max into bay x 10'10 max (4.14m max into bay x 3.30m max)
Tiled floor, built-in cupboard housing Worcester gas fired boiler, bay window to rear and double doors to side opening to rear garden.

Door from breakfast room to:

Study

17'5 max into bay x 8'2 max (5.31m max into bay x 2.49m max)
Radiator, cupboard housing consumer unit and electric meter, outlook to front.

Door from study to:

Potential Annexe Area

Comprises:

Inner Hall

Recess with plumbing for washing machine and shelving.

Studio Room

16'6 x 8'10 (5.03m x 2.69m)

(Maximum measurements provided)

Single drainer stainless steel sink unit with mixer tap, work surface with base units below, space for fridge, loft hatch to roof space, outlook to front, door to side.

Shower Room

Tiled walls, shower cubicle, pedestal wash hand basin, low level wc, tiled floor, chrome effect heated towel rail, window to rear.

Stairs rising from hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

15'6 max x 11'7 max (4.72m max x 3.53m max)
(11'7 max plus window recess)

Double aspect room, under eaves storage, single built-in wardrobe cupboard.

En-Suite Shower Room

Tiled walls, shower cubicle, wash hand basin set into cupboard unit, low level wc, chrome effect heated towel rail, shaver point, window to rear.

Bedroom 2

12'7 max x 11'3 (3.84m max x 3.43m)
(11'3 plus recess)

Measurements exclude window recess. Double aspect room, airing cupboard housing cylinder, wash hand basin with mixer tap set into cupboard unit, under eaves storage.

Bedroom 3

11'9 max x 10'2 (3.58m max x 3.10m)

Built-in wardrobe cupboard, outlook to front.

Family Bathroom

Shaped bath with mixer tap and shower over, shower screen, wash hand basin with mixer tap set into cupboard unit, low level wc with concealed cistern, chrome effect heated towel rail, tiled walls, tiled floor, window to rear.

Outside

Gardens

Latchets is set within established and mostly level gardens featuring a variety of mature trees, shrubs and hedgerows, the property is approached via double timber gates opening onto a gravel driveway leading to the property and providing ample off road parking. The front garden area features spacious lawned gardens flanked by borders, timber summerhouse and patio area. The garden extends to one side of the property which provides access to the rear garden where there is an area of lawn, two timber sheds and small greenhouse.

NB

East Dean Downlands (Road) Ltd Annual Fee for the 12 months ending 31 December 2024 £110.00

COUNCIL TAX BAND:

Council Tax Band - 'F' Wealden District Council - currently £2,966.51 until March 2025.

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.

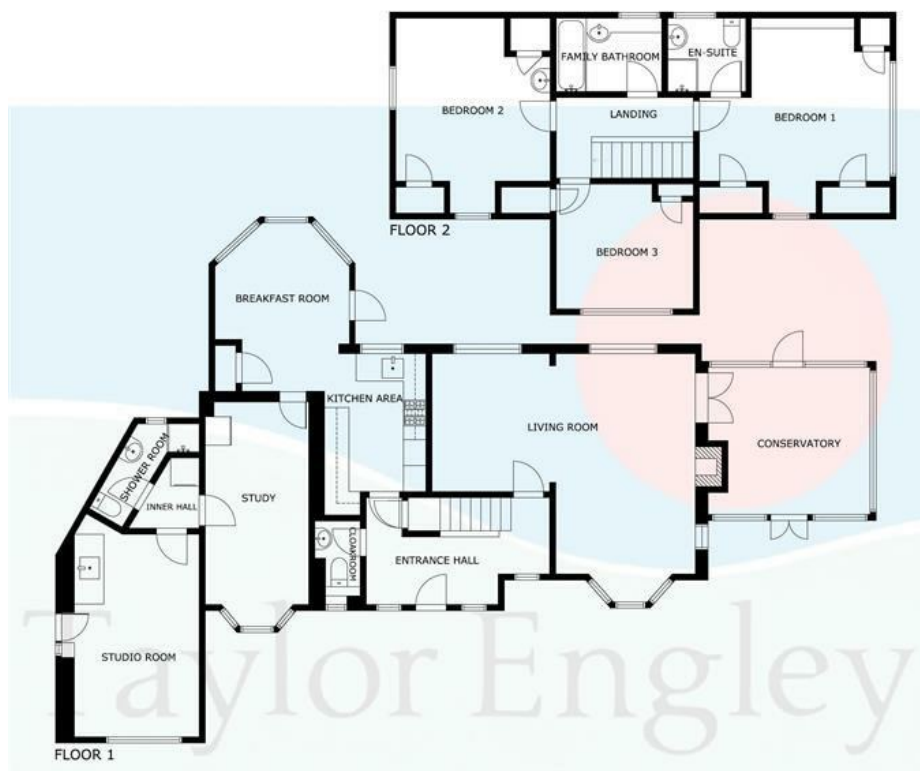
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

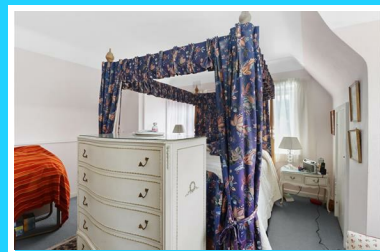








GROSS INTERNAL AREA
TOTAL: 2,036 sq. ft.
FLOOR 1: 1,312 sq. ft, FLOOR 2: 724 sq. ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 65 | 81 |
| 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.

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