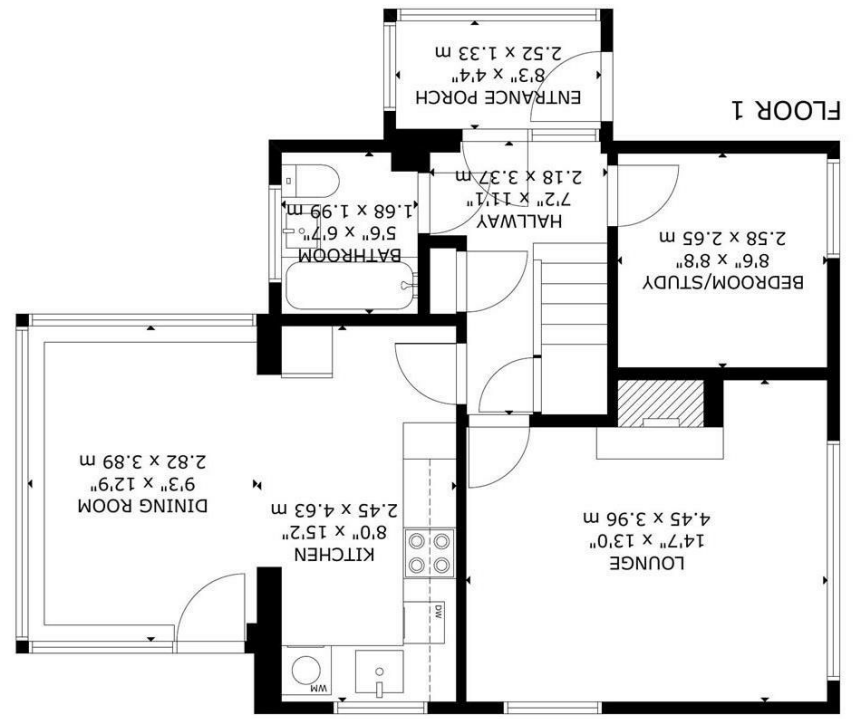
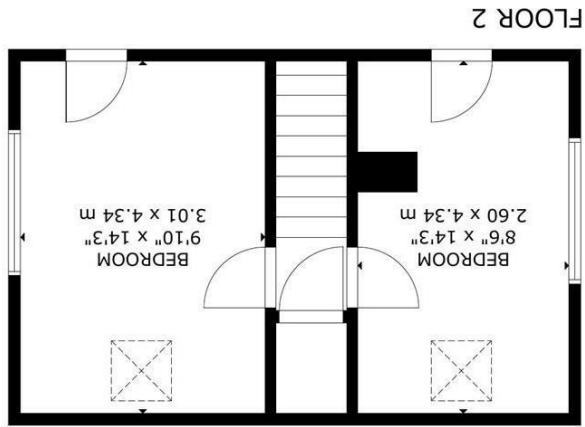


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent	C
Energy inefficient - higher running costs	D
Very energy inefficient - higher running costs	E
Very very energy inefficient - very high running costs	F
Very very very energy inefficient - extremely high running costs	G
Energy Efficiency Rating	72
Current	65



GROSS INTERNAL AREA  
TOTAL 91 m<sup>2</sup>/979 sq ft  
FLOOR 1: 62 m<sup>2</sup>/664 sq ft FLOOR 2: 29 m<sup>2</sup>/315 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Den Hill, Eastbourne



- Private & Quiet
- Foot of South Downs
- Glorious Views
- 3-Bed Detached
- Lounge
- Kitchen Area
- Dining/Sun Rm Area
- G/F Bathroom/wc
- Front & Rear Gardens
- Garage in Block



Freehold

£385,000

3 BEDROOM 1 RECEPTION 1 BATHROOM 1 GARAGE

Den Hill, Eastbourne

## Den Hill, Eastbourne

### DESCRIPTION

Secluded Setting - Foot of South Downs - Far Reaching Views - Dual Aspect Lounge - Kitchen/Dining Area - Ground Floor Third Bedroom & Bathroom/wc - 2 Double First Floor Bedrooms - Gas c/h & Dbl glz - Front & Rear Gardens - Garage In Block

A beautifully positioned 3-bedroomed detached chalet residence enjoying exceptional privacy and far reaching views across Eastbourne and towards the English Channel. Tucked away in a quiet and highly secluded setting at the foot of the South Downs National Park, this charming home has accommodation featuring a delightful dual aspect lounge with fireplace having a wood burning stove, creating a warm and inviting living space. The kitchen area, fitted with an oven and hob, opens through to a particularly pleasant dining/sun room area, taking full advantage of the stunning outlook. Also on the ground floor is the third bedroom, together with the bathroom/wc, while the first floor provides two generous double bedrooms, with the principal bedroom enjoying truly superb views. Further benefits include a gas fired central heating system with a combi boiler and double glazing. The property has a secluded and peaceful front garden, with an established rear garden affording wonderful views and incorporating a large outhouse/store offering much potential. In addition, there is a garage located in a nearby block.

The property is situated at the end of Den Hill and is approached via a pathway adjacent to the garage block. This home is ideal for those with dogs as there is direct access from Den Hill to The South Downs National Park. Bus services pass along Priory Heights and local shops can be found at Albert Parade and Victoria Drive. There are many schools for most age groups close by including Pashley Down and Motcombe infant schools, Ocklynge Junior School as well as Cavendish and Ratton senior schools. Eastbourne town centre and seafront is within 3 miles.



## Den Hill, Eastbourne

Front door into a side porch with inner door to hallway.

Lounge 4.42m x 3.34m (14'6" x 10'11")

Kitchen Area 4.56m x 2.10m (14'11" x 6'10")

Sun Room/Dining Area 3.47m x 2.50m (11'4" x 8'2")

Ground Floor Bedroom 3 2.64m x 2.56m (8'7" x 8'4")

Ground Floor Bathroom 1.98m x 1.66m (6'5" x 5'5")

Bedroom 1 4.30m x 3.01m (14'1" x 9'10")

Bedroom 2 4.29m max x 2.58m max (14'0" max x 8'5" max)

### Outside

There is a nicely enclosed front garden bordered mainly by hedging having an area of lawn with some small trees and mature shrubs.

Rear Garden 11.58m depth (from sun room) (38' depth (from sun room))

The established rear garden enjoys glorious views across Eastbourne to The English Channel and is a split level design, with upper level having a small area of lawn, seating area to take advantage of the views, many various plants, trees and shrubs, steps down to the lower level, which has a patio area, large store/outhouse, pond and further plants and shrubs.

### Garage

Is located in a separate block.

### Council Tax

The property is in Band C. The amount payable for 2025-2026 is £2,251.10. This information is taken from voa.gov.uk

The hallway has a built-in cloaks cupboard housing the electric meter. There is a dual aspect lounge having a fireplace with fitted wood burner and a large window overlooking the front garden. The kitchen has various matching wall and base units to include an electric oven, ceramic hob and one wall unit houses a Viessman combi boiler. Also on the ground floor is the third bedroom and bathroom, whilst the two first floor double bedrooms each have access to the roof eaves.