



12 Summerdown Lane, East Dean, Eastbourne, BN20 0LF

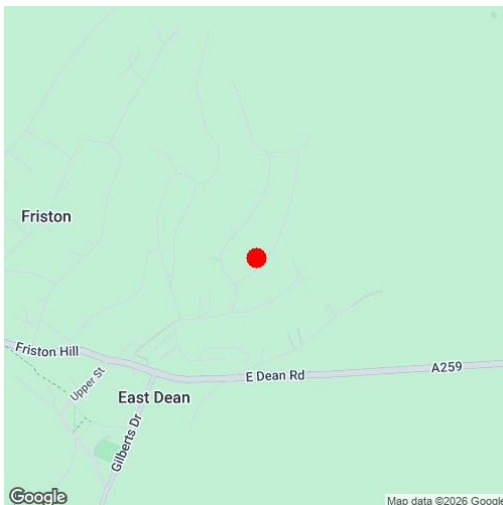
Price £675,000 | Freehold

**LS** Leaper  
Stanbrook

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01323 416716

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A delightful Sussex-style detached three bedroom residence of individual design affording truly exceptional countryside views and towards Belle Tout lighthouse and the sea beyond. The house is set within beautifully maintained established gardens with extensive terrace and lawns taking full advantage of the glorious views. The well presented accommodation includes a generous sitting room with dual aspect windows and patio doors opening onto the terrace. The kitchen is open plan to the dining room and comprises a comprehensive range of modern wall and base units with an integrated oven and hob beneath granite work surfaces extending into a small breakfast bar. The three first floor bedrooms are all considered double rooms with the principal bedroom having a dressing area with the potential to create an en-suite shower room, subject to any necessary consents being obtained. The bedrooms are served by a modern bathroom has both a shower cubicle and bath. Other benefits include gas central heating, sealed unit double glazing and ample off-road parking. Located in the downland village of East Dean, limited local shopping facilities are within a few hundred yards in Downlands Way, whilst further amenities including the famous Tiger Inn are set around the village green.





## At a Glance:

- Glorious panoramic downland views
- Delightful established gardens
- Generous sitting room
- Open-plan kitchen and dining room
- Three bedrooms
- Ample off-road parking
- Gas central heating
- Sealed unit double glazing
- No onward chain



## Accommodation:

**ENTRANCE VESTIBULE**

**ENTRANCE HALL**

**CLOAKROOM/WC**

**SITTING ROOM**

18'6" (5.64m) x 12'6" (3.81m)

**OPEN PLAN KITCHEN/DINING ROOM**

24'6" (7.47m) x 16'6" (5.03m)

**LANDING**

**BEDROOM 1**

19'6" (5.94m) x 11'3" (3.43m) Into Bay  
Additional dressing area with sloping ceiling with potential to create an ensuite

**BEDROOM 2**

12'6" (3.81m) x 10'0" (3.05m)

**BEDROOM 3**

12'6" (3.81m) x 8'3" (2.51m)

**BATHROOM/WC**

**OUTSIDE**

**GARDENS FRONT AND REAR**

The latter extends to approximately 100' with a workshop and two garden sheds.

**OFF-ROAD PARKING**

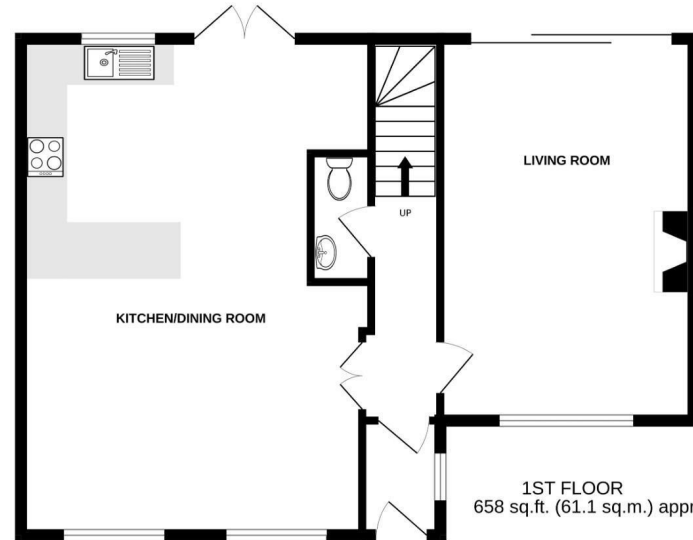
**EPC**

Band 'D'

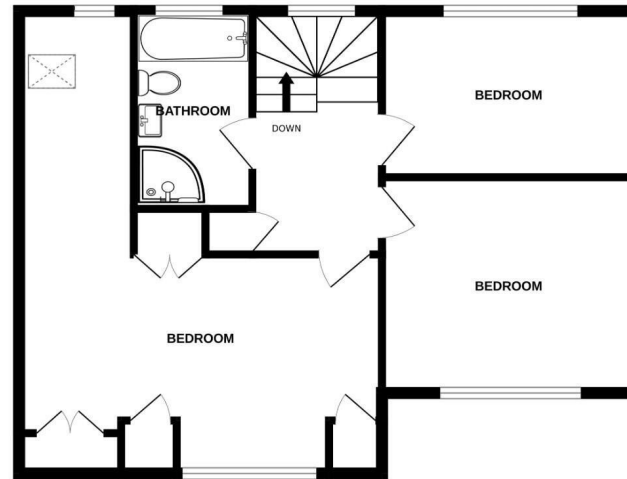
**COUNCIL TAX**

Band 'E'

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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