



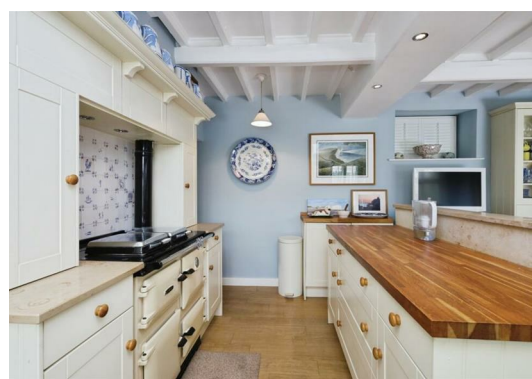
Old Barn Cophall Lane, Eastbourne, BN20 0DP

Offers in excess of £490,000

Nestled within the sought-after village of East Dean, this charming three-bedroom detached barn conversion offers a wonderful blend of character, generous living accommodation and countryside appeal. Boasting spacious reception rooms, well-proportioned bedrooms and a detached garage, this unique home is perfect for families, downsizers or those seeking a peaceful semi-rural lifestyle within easy reach of Eastbourne and the South Downs National Park.

The ground floor provides a welcoming entrance hall leading to a spacious kitchen, family bathroom and an impressive open-plan living and dining room, complete with a striking bay window that floods the space with natural light. Upstairs are three well-sized bedrooms, offering flexible accommodation for growing families, guests or home working.

Outside, the property benefits from a detached garage and private outdoor space, ideal for relaxing or entertaining.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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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		
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		



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