



Highly sought after Ratton is the peaceful location for this detached four bedroom home with garaging and ample off road parking. Set on a generous plot within a private cul-de-sac position if you are looking for seclusion, enviable garden space and a home to make your own we have the one for you.

The traditional lay out of two reception rooms and separate kitchen remains the configuration of this home built in the late 1960's. The benefit of this age of home is the generous room sizes leading to the bright and spacious property on offer. It also lends itself to changes and re configuring to suit a new owners needs.

The private Ratton Estate is arguably one of the most sought after location within Eastbourne. Loved for its array of homes built in unique styles and designs and close proximity and access to the South Downs National Park. Whilst being slightly outside of Eastbourne town centre there are amenities and shops within easy reach is well served for train stations and bus routes. This home has direct access to the rear into woodland taking you through to the South Downs and forms part of the enchanting garden space on offer.

The home has been subject to improvements by the current owner to include a new gas central heating and hot water system, two stunningly refitted bathrooms, a beautifully laid herringbone wood flooring to the ground floor and newly laid carpets elsewhere plus redecoration. Double glazing is in place throughout the property and the accommodation comprises of, entrance porch and large hallway. The double aspect living room measures 20ft in length and opens into the dining room which is another generous room. The kitchen is well equipped and there is a useful lean-to/utility. The garage is accessed from the hallway and steps down which allows for a bedroom and shower room to sit above providing a separate space for a home office or a more self contained bedroom.

On the first floor are three great sized bedrooms all with built in wardrobes, and the stylish refitted family bathroom, the views from this level are far reaching and can be enjoyed from bedroom one and the landing. When we get to the outside space the home is approached by a sweeping driveway and enjoys an abundance of mature trees. At the rear there is a paved patio area, steps leading up to an expansive laid to lawn with a pond and wooden deck. The landscaping of the garden includes planted borders with a wide array of mature flowering shrubs. The rear of the garden is sheltered by trees and the whole area provides ample space for all to enjoy.

We are delighted to be able to offer this home to the market and can highly recommend viewing to be able to fully appreciate what the home has to offer.

Guide Price £650,000-£675,000

Tenure Freehold | Council Tax Band- F



10 The Combe, Eastbourne, BN20 9DB

Surridge Mison
ESTATES

Entrance Porch- Double glazed door to front with two opaque double windows to front.

Entrance Hall- Double glazed door to front. Wooden herringbone flooring. Storage cupboard. Radiator. Stairs leading to first floor.

Lounge - 5.69m x 3.63m (18'8" x 11'10")- Double aspect room with double glazed windows to front and rear. Open fireplace with stone surround. Wall lights. Carpeted. Radiator. Archway leading to dining room.

Dining Room - 3.43m x 3.3m (11'3" x 10'10")- Double glazed door leading to utility room. Wooden herringbone flooring. Radiator.

Utility Room - 3.43m x 1.55m (11'3" x 5'1")- Double aspect with windows to side and rear and glazed door leading to rear garden.

Inner Hall- Double glazed opaque door to side. Vinyl flooring. Personal door to garage.

Kitchen - 3.3m x 2.84m (10'10" x 9'4")- Double glazed window to rear. Vinyl flooring and partially tiled walls. Radiator. Fully fitted with a range of wall and base units with space and plumbing for dishwasher and American style fridge/freezer. Built in single electric oven. Work surfaces with inset 4 burner gas hob and stainless steel 1 and 1/2 bowl sink and drainer unit.

Ground Floor Bedroom Four - 2.84m x 2.46m (9'4" x 8'1")- Self contained with lobby area, with double glazed window to side and stairs leading to bedroom with fitted storage and inset spotlights. Door leading to en-suite shower room. Double glazed window to front. Carpeted. Radiator.

En-Suite Shower Room- Double glazed opaque window to side. Partially tiled walls and tiled flooring. Inset spotlights. Chrome towel rail. Modern suite comprising of shower cubicle with rainfall shower head and handheld shower attachment, wash hand basin set with vanity unit and W.C with concealed cistern.

First Floor Landing- Double glazed window to front. Deep built in airing cupboard. Loft access. Carpeted.

Bedroom One - 5.74m x 3.07m (18'10" x 10'1")- Double aspect room with double glazed windows to front and rear. Two sets of built in wardrobes. Radiator. Carpeted.

Bedroom Two - 3.4m x 3.35m (11'2" x 11'0")- Double glazed window to rear. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 3.3m x 2.9m (10'10" x 9'6")- Double glazed window to rear. Built in wardrobes. Radiator. Laminate flooring.

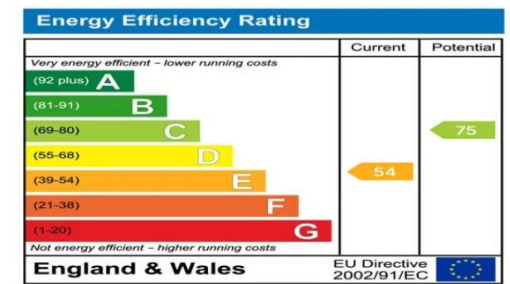
Bathroom- Double glazed opaque window to side. Partially tiled walls and tiled flooring. Inset spotlights. Extractor fan. Gold effect towel rail. Modern suite comprising of bath with mixer taps, with rainfall shower head over and handheld shower attachment with fitted glass screen, wash hand basin set with vanity unit and W.C.

Oversized Garage - 5.41m x 2.87m (17'9" x 9'5")- Up & over door. Personal door from inner hall with steps leading down. Double glazed window to side. Power and light. Wall mounted Valliant boiler.

Driveway- Block paved driveway providing ample off road parking.

Front Garden- Laid to lawn with mature trees and shrubs, flower beds and borders. Gated access to both sides. Steps leading to the front of the property.

Rear Garden- Measuring in excess of 100ft, being mainly laid to lawn with patio area and steps. Mature trees and shrubs. Flower beds and borders, and shrubs. Gated rear access.



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



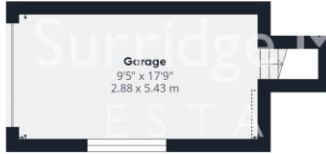
01323 460617

info@surridgemison.com

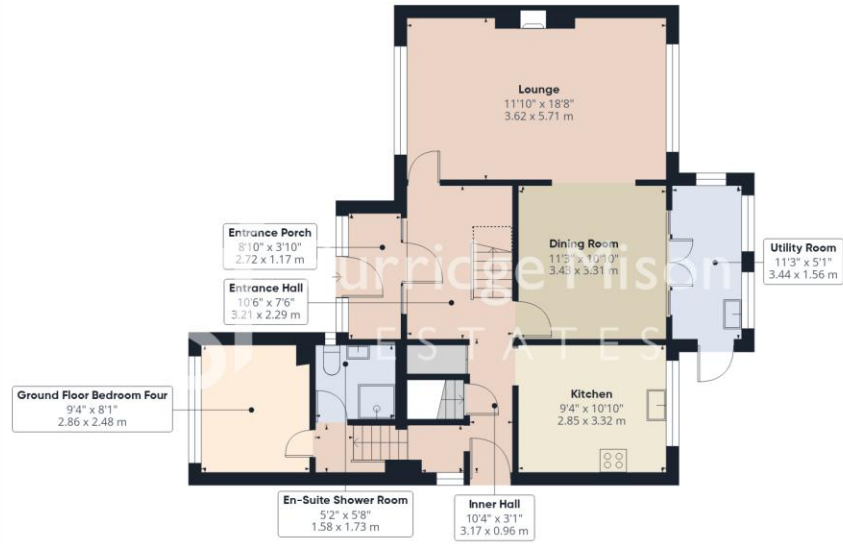
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66 High Street, Westham, Pevensy, BN24 5LP

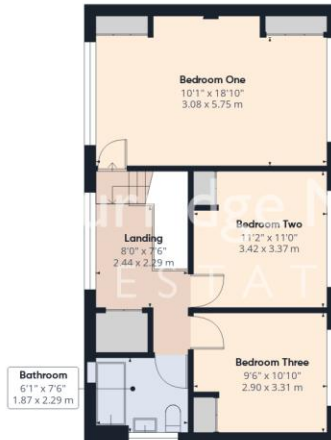
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Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

1551 ft²
144.2 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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