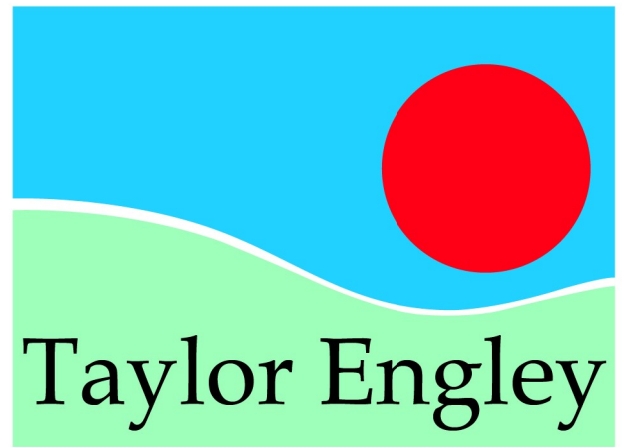


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57 UPPER RATTON DRIVE, EASTBOURNE, BN20 9DD
CHAIN FREE £875,000 FREEHOLD

Taylor Engley are delighted to the market this FOUR BEDROOM DETACHED HOUSE located on the private Rotton Estate in Eastbourne. The property is positioned in the centre of an enviable double plot and surrounded by landscaped gardens. The property occupies a favoured location and is situated close to wooded downland countryside, Willingdon Golf Course and Willingdon Village with its local amenities which are within a quarter mile. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres & seafront is approximately 2.5 miles distant. Schools for all age groups are also close by. The property is offered to the market CHAIN FREE.

The accommodation

Comprises:

Front door to:

Vestible

Spacious entrance hall, with radiator, wood flooring.

Double doors to:

Triple Aspect Living Room

20' x 13'11 (6.10m x 4.24m)



Triple aspect room with windows to front, side and rear aspects and French doors providing access to covered area, patio and garden.

Coved ceiling, radiators, power points, tv aerial, marble and decorative timber fire surround and hearth, oak flooring.

Kitchen & Breakfast Room

22'1 x 13'6 (6.73m x 4.11m)



Selection of eye and base level units with solid oak worktop, inset one and a half bowl stainless steel sink.

Coved ceiling, power points, tv aerial, windows to two sides, sky light, Bi-fold doors providing access to rear garden.



Integrated appliances include two side by side single ovens, wine cooler, fridge freezer, dishwasher. Centre island with electric hob and stainless steel extractor over, breakfast bar seating area.

Utility Room

11'9 x 6' (3.58m x 1.83m)



Coved ceiling, power points, base units with inset stainless sink, drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, large double opening cupboard housing gas boiler and water tank, consumer unit.

Dining Area

26'11 x 12'11 (8.20m x 3.94m)



Coved ceiling, power points, radiator, tv aerial, window to rear aspect.

Bedroom 1

23'1 x 14' (7.04m x 4.27m)



Double aspect master bedroom with views to front and rear. Coved ceiling, power points, radiators, tv aerial.

Bedroom 4/Optional Study

11' x 8'11 (3.35m x 2.72m)



Coved ceiling, radiator, power points, built-in storage cupboard, window to front aspect.

Ground Floor wc

Half tiled walls, low level wc with concealed cistern and mounted flush, pedestal wash basin and wall mounted mirror with shaver socket and light over, tiled floor.

Window to front aspect with obscure glass.

Stairs rising from vestibule to:

First Floor Landing

Built in double cupboard with shelving within.

Radiator, windows to front aspect.

Loft hatch providing to substantial loft space with fitted loft ladder.



Door to:

En-Suite Bath/Shower Room



Inset spotlights, fully tiled walls, tiled floor, large shower cubicle with Mira power shower within, sliding shower door, pedestal wash basin with mixer tap, mirror and shaver socket with light over, wall mounted wc with concealed system and mounted flush, panelled bath with mixer tap, heated ladder style towel rail, triple window to front aspect with obscure glass and fitted plantation shutters.

Bedroom 2

12'11 x 12'1 (3.94m x 3.68m)



Coved ceiling, power points, tv aerial, radiator, built-in double wardrobe.

Bedroom 3

12'6 x 10'11 (3.81m x 3.33m)

Coved ceiling, power points, radiator, tv aerial, built-in wardrobe.

Family Bathroom & Shower Room



Fully tiled walls, tiled floor, large walk-in shower cubicle with power shower within, vanity cupboard with inset wash basin with mixer tap, low level wc with concealed cistern and mounted flush, panelled bath with wall mounted filling controls, heated ladder style towel rail.

Window to rear aspect with obscure glass.

Loft Space

Carpeted, substantial loft space with sectional under eave storage areas.

Velux window to rear aspect.

Outside

Patio Area



Paved patio area with outside lighting, inset feature lighting to retaining wall, outside tap.

Steps to lawn.

Landscaped Garden



With raised flower beds, substantial area of lawn, timber summer house.

Timber gates to both sides of the property.

Rear Elevation



Front Garden



awn area.

Detached Garage

22'06 x 9'03 (6.86m x 2.82m)

Up and over door, power supply, window to rear. Side door, consumer unit, electric meter and gas meter.

Off Road Parking

Block paved driveway with gated entrance through two brick pillars, providing parking for several vehicles.

OPENING HOURS

We are open:- 8:45am - 5:45pm weekdays 9:00am - 5:30pm Saturdays 10:00am - 4:00pm Sundays

VIEWING ARRANGEMENTS

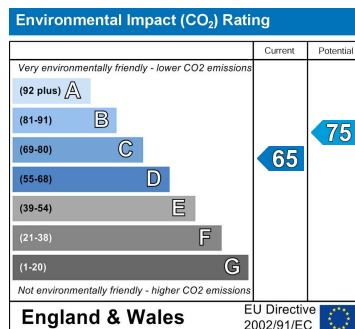
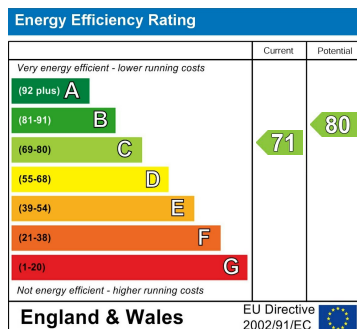
All appointments are to be made through TAYLOR ENGLELY. We are open 7 days a week

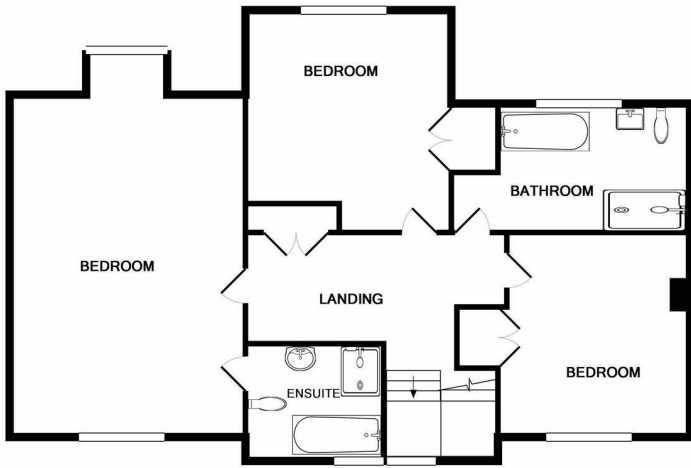
MORTGAGE DEPARTMENT

(Independent mortgage specialist) - TAYLOR ENGLELY MORTGAGE SERVICES. Please call the branch and ask for Stuart Duncan.

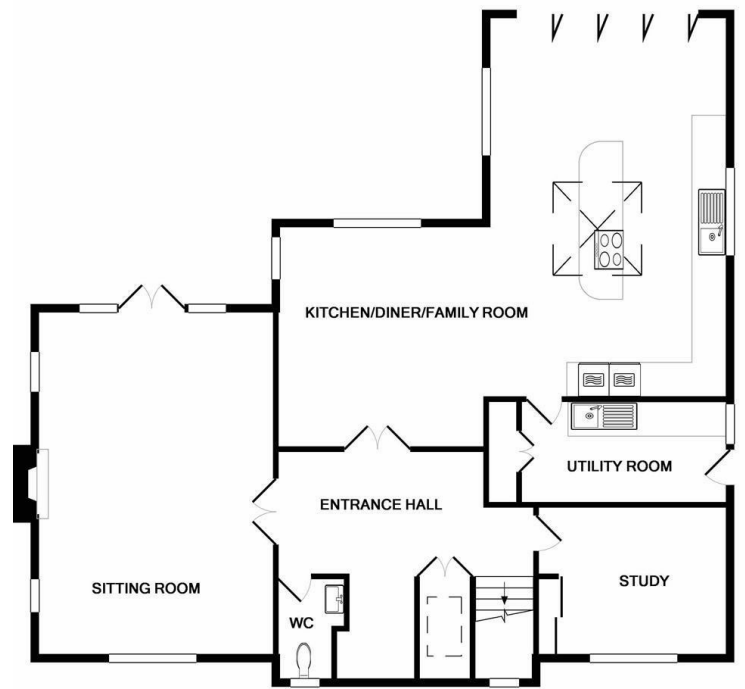
FOR CLARIFICATION

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. 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.

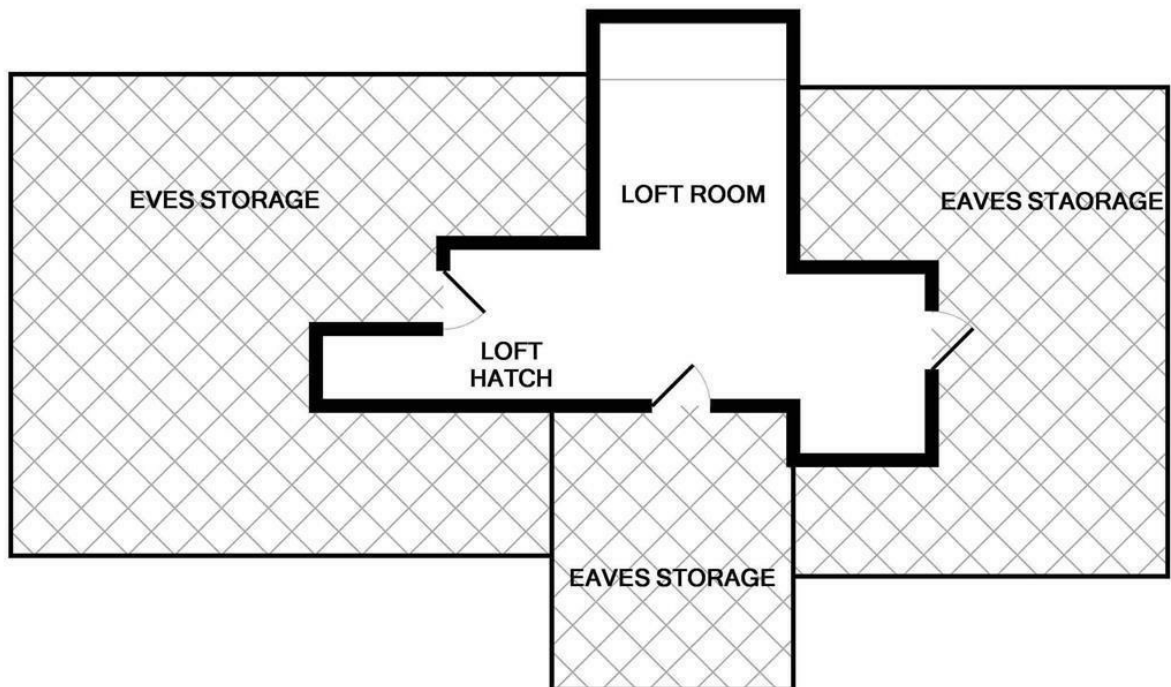




1ST FLOOR



GROUND FLOOR



LOFT ROOM

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Eingley. 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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎ (01323) 440000 Fax (01323) 440750

