

# HUNT FRAME

ESTATE AGENTS



## 8 Ratton Drive, Eastbourne, BN20 9BJ

### £1,350,000



A remarkably spacious, extended and greatly improved five bedroom detached family home, set within attractive gardens in the exclusive private Ratton Estate

The property has been extensively improved by the present owners having been extended to the side and rear elevations along with various internal improvements and now provides superb, versatile accommodation which includes a magnificent 20' x 19' refitted kitchen with an adjacent dining room/family room which itself measures 20'0 x 16'1. The side extension provides garaging and a store room/workshop with a magnificent master bedroom above with a dressing area and luxury en-suite facility. The gardens provide a wonderful setting for the property, having been landscaped and redesigned by the owners and these features along with extensive parking to the front, accessed via entrance gates, mean an early appointment to view is strongly advised.

Ratton Drive is enviably situated at the foot of the South Downs in the exclusive residential area of Ratton. Willingdon village is close by as is Eastbourne's town centre, which has a principal shopping thoroughfare and a number of amenities which include theatres and the Towner Art Gallery. Eastbourne's seafront is just beyond the town and there are a number of sporting and recreation facilities in Eastbourne. Mainline rail services allow access from Eastbourne to London Victoria and beyond.



## ENTRANCE

Wooden entrance door with leaded light coloured glazed inserts to the side, access into the entrance hall.

## ENTRANCE HALL

11'1 x 7'10 (3.38m x 2.39m)

Parquet flooring, radiator, staircase to the first floor, doors off to the sitting room, dining/family room and separate WC.

## SITTING ROOM

21'10 x 11'10 (6.65m x 3.61m)

Double glazed leaded light bay window to the front elevation with matching double glazed French doors overlooking and giving access to the rear gardens with views over the aforementioned and woodland beyond, parquet flooring, contemporary matching radiators.

## DINING & FAMILY ROOM

20'0 max x 16'1 (6.10m max x 4.90m)

Impressive dining/family room being enlarged with the addition/conversion of the previous garage, affording a large dining area with parquet flooring, matching upright contemporary radiators, open to a family seating area with double opening French doors with leaded light inserts, opening onto and overlooking the front entrance with fitted shutters, matching parquet flooring, boiler cupboard, dual aspect with UPVC double glazed leaded light windows to the front and side elevations.

## KITCHEN/BREAKFAST ROOM

20'0 max x 19'0 max (6.10m max x 5.79m max)

A significant factor and attraction of the property, extended by the current owners and providing for an extensive range of floor and wall mounted cupboards with various details such as glazed and lit display cupboards, open shelving, wine racks with a large run of cupboards to one wall, including a pull out pantry storage system, a central island, corner cupboards and natural stone worktops, AEG double ovens with a matching AEG induction hob with splash back and contemporary AEG fan unit, various pan drawers, inset sink unit with mixer tap and drainer, integral dishwasher, double glazed window and door to side, utility cupboard which houses a washer and dryer, recessed ceiling lighting, bi-fold doors to the rear aspect, opening onto the rear terrace, deck and gardens.

## SEPARATE WC

Refitted by the current owners with a low level WC, contemporary radiator, additional storage, wash hand basin, tiled splash backs, double glazed window to the rear elevation, cloaks area.

## LANDING

Period staircase with oak treads to the first floor, spacious landing with a large window to the rear elevation with glorious garden and over rooftop, woodland views, radiator, storage cupboard, doors off to bedrooms and bathroom.

## MASTER BEDROOM

22'9 max x 24'0 max (6.93m max x 7.32m max)

Of significant proportions being enlarged and being part of the side extension and incorporating one of the existing bedrooms, dual aspect with a UPVC bay window to the front elevation with doors giving access onto a small balcony, wood flooring, extensive range of fitted wardrobes, matching contemporary radiators, recessed ceiling lighting, fitted dressing area with shelving and cupboards, door to the en-suite.

## EN-SUITE

Luxury en-suite with a large enclosed shower cubicle being fully tiled with a sliding door to the front with a Victorian style shower head, matching complimentary tiling to the floor, wash hand basin set in a vanity unit

with low level WC and concealed cistern, cupboards and natural stone worktops, contemporary spiral towel radiator, UPVC double glazed patterned window to the rear elevation.

## BEDROOM 2

16'0 x 15'10 max (4.88m x 4.83m max)

Dual aspect with UPVC double glazed windows with feature arch to the front elevation with matching windows to the side aspect, original cast iron fireplace with grate and mantle, contemporary radiator, space for freestanding furniture.

## BEDROOM 3

12'0 x 11'10 (3.66m x 3.61m)

Double glazed leaded light windows to the front elevation, contemporary radiator.

## BEDROOM 4

12'0 max x 9'0 (3.66m max x 2.74m)

Double glazed leaded light bay window to the rear elevation with garden and woodland views, contemporary radiator, display recesses, space for free standing furniture.

## BEDROOM 5

11'0 x 9'0 (3.35m x 2.74m)

Dual aspect with a UPVC double glazed leaded light window to the rear with woodland views with matching windows to the side, contemporary radiator.

## FAMILY BATHROOM

Refitted by the current owners with a large oval bath with waterfall mixer, complementary tiling to the floor, low level WC with concealed cistern, set in a vanity unit with wash hand basin with a mirror/light above, ladder style chrome radiator, double glazed window to the rear with partial woodland views.

## LANDSCAPED GARDENS

Particularly impressive feature being landscaped with expansive decked areas, laid with carbon composite wood effect boards, second large terrace and steps down to a lower lawn with beautifully planted borders with specimen trees and shrubs, all ensuring an excellent level of privacy. Further tree and shrub boundaries, along with hedging with the remainder of the gardens gently sloping to the rear boundary with steps giving access to the same.

## INTEGRAL GARAGE

21'10 x 11'10 (6.65m x 3.61m)

Remote roller door, power and light, door to the workshop.

## WORKSHOP

11'10 x 8'9 (3.61m x 2.67m)

Excellent storage area/ workshop with access onto the adjacent deck and having views of the same.

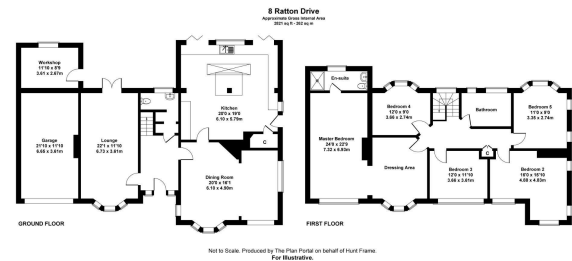
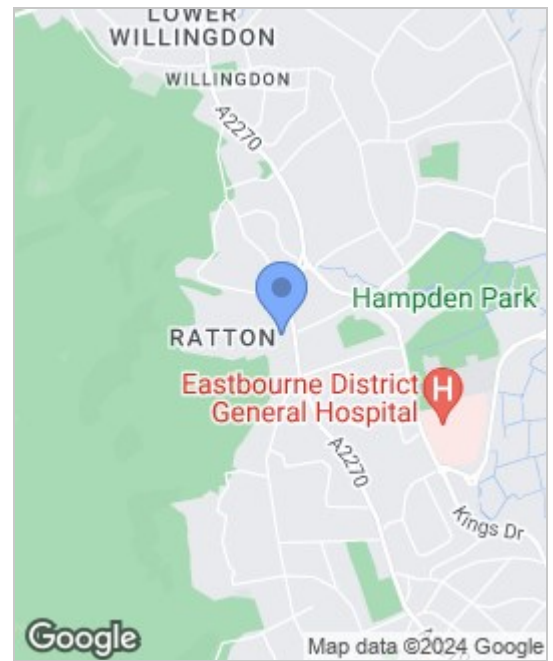
## FRONT GARDENS & EXTENSIVE PARKING

Landscape and planted raised borders with a block paved driveway with parking for a number of cars, steps raised up to a water feature, brick piced entrance.

## WALK THROUGH TOUR

PLEASE CLICK OR COPY THE LINK FOR THE WALK THROUGH TOUR

<https://my.matterport.com/show/?m=wdpLavnarjE>



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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