



# BROOK GAMBLE



**38 Ratton Drive, Eastbourne, BN20 9BU**

**£1,175,000**

Brook Gamble are delighted to offer to the market Twitten Gate, Ratton Drive. Approached via a gated driveway and set within the wonderful private Ratton Manor Estate the house is arranged as a 4 bedroom, 3 reception roomed house with attached Annexe. The house is currently occupied by just it's second owners since it's construction. The ground floor of the main house comprises a 21' Living Room which overlooks the front garden, a 16' Dining Room, a study/occasional 5th bedroom with access to the garden, a Sun Room with access to the front garden, kitchen and cloakroom. The first floor accommodation comprises 4 bedrooms, 2 en-suite shower rooms, a family bathroom and separate cloakroom.

Twin sun balconies (the larger measuring 8'10 x 12'11) are accessed from 3 of the bedrooms and enjoy wonderful views of the front garden and The South Downs. Adjoining the ground floor is The Annexe, which boasts a 19'5 x 16' studio room with a Kitchenette and access onto the rear garden, which offers a potential income stream. The annexe also enjoys a shower room and a further private Entrance Door.

Occupying a substantial plot, Twitten Gate enjoys a wonderful front garden, perfect for quiet relaxation or for entertaining. The large driveway affords ample parking whilst there is an Oak double car port for covered parking.

Offering easy access to The South Downs, the Ratton Estate is situated adjacent Willingdon Golf Course and is within easy reach of popular local schools and shops and access to 3 mainline railway stations. Eastbourne Seafront is approximately 3 miles distant.

Being sold chain free, and having been the subject of much improvement and extension by the present owners, viewing is considered essential to fully appreciate Twitten Gate. Sole Agents.

**Entrance Porch 4'6 x 4'7 (1.37m x 1.40m)**

Wooden front door opening into Entrance Porch with radiator and glazed inner door to Entrance Hall.

**Entrance Hall 11' x 7'6 (3.35m x 2.29m)**

Measurements exclude stair recess and wooden flooring.

**Cloakroom**

Low flush WC, wash basin set into vanity unit, with mixer taps, drawers and cupboards below. Radiator, wall mounted mirror and cupboard, extractor fan, UPVC frosted double glazed window to rear.

**Study / Bedroom 5 10'6 x 10'5 (3.20m x 3.18m)**

Wood flooring, UPVC double glazed window to side, UPVC double glazed double doors opening onto front garden.

**Lounge 21' x 14'2 (6.40m x 4.32m)**

Radiator wood burning stove recessed into tiled fireplace, with stone hearth and tiled surround. Twin built-in cupboards with display shelving above flanking the fireplace. UPVC double glazed windows offering stunning views of the front garden. Wooden double doors opening into Dining Room.

**Dining Room 16' x 12' (4.88m x 3.66m)**

Wooden floor, radiator, UPVC double glazed window to side. Glazed double doors opening into Sun Room.

**Sun Room 11'6 x 8'10 (3.51m x 2.69m)**

Tiled floor, UPVC double glazed window to side and front. Door opening onto front garden.

**Kitchen 19'6 max reducing to 16' x 9'7 (5.94m max reducing to 4.88m x 2.92m)**

Single drainer sink unit with mixer taps and cupboards below. Further range of drawers and base units with wooden working surfaces over, incorporating five ring gas hob with cooker hood above. Further range of drawers and base units with integrated electric oven, integrated microwave, space for American-style fridge-freezer. Partly tiled walls, breakfast bar, space and plumbing for dishwasher, radiator, tiled floor, part tiling to walls, UPVC double glazed window to rear, door opening into Rear Entrance Hall.

**Rear Entrance Hall**

Tiled floor, wooden door to Rear Garden and door to Utility Room.

**Utility / Boiler Room 10' max width (u-shaped room) (3.05m max width (u-shaped room))**

U-shaped room with single drainer one and a half bowl sink unit with mixer tap and cupboard below, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, work surface over, built-in shelving, part tiling to walls, UPVC double window to side, tiled floor,

floor standing gas boiler, hot water cylinder, UPVC double glazed window to side. Hatch to loft storage, with window.

**First Floor Landing**

Turning staircase from Entrance Hall to First Floor Landing measuring 32' in length; with UPVC double glazed bay window to rear, wooden flooring, radiator, UPVC double glazed window to side, linen cupboard with slatted shelving.

**Bedroom 1 14'10 x 12'2 (4.52m x 3.71m)**

Wood flooring, radiator, UPVC double glazed window to side enjoying views to the South Downs. Wall lights, radiator, walk-in wardrobe (4'1 x 6') with clothes rail and shelving. UPVC double glazed double doors opening one to Sun Balcony (which measures 8'10" x 12' 11") with glazed screens, overlooking the front garden, woodland and the South Downs. Door to En-Suite Bathroom.

**En-Suite Bathroom**

Kidney-shaped panelled bath with mixer taps, hand-held shower attachment, rainfall shower head, glazed screen, low flush WC, pedestal wash basin, tiled walls, tiled floor, heated towel rail.

**Bedroom 2 13'11 x 13'1 (4.24m x 3.99m)**

Radiator, wall light, UPVC double glazed door to sun balcony, two UPVC double glazed windows to front overlooking the front garden. Built-in triple wardrobe cupboard, door to En-Suite Shower Room

**En-Suite Shower Room**

Shower cubicle, wall mounted shower unit, sliding glazed screen, pedestal wash basin, mirror fronted vanity unit, extractor fan.

**Bedroom 3 10'6 x 10'5 (3.20m x 3.18m)**

Radiator, built-in wardrobe cupboard with clothes rail and shelving. UPVC double glazed double doors opening onto Sun Balcony.

**Bedroom 4 13'11 x 7'5 (4.24m x 2.26m)**

Radiator, UPVC double glazed window to front, built-in wardrobe cupboard with clothes rail and shelving.

**Family Bathroom**

Panelled bath with mixer taps and telephone style hand shower attachment, pedestal wash basin, low flush WC, heated towel rail, tiled shower cubicle with shower unit, hand held shower attachment and rainfall shower head, folding glazed shower screen. Mirror fronted wall mounted vanity cupboard, tiled walls, tiled floor frosted UPVC double window to rear.

**Separate WC**

Low flush WC, wash basin inset into vanity unit, part-tiling to walls, tiled floor, frosted uPVC double glazed window to rear.

**Annexe Studio Room 19'5 x 16' (5.92m x 4.88m)**

Wood effect flooring, two vertical radiators, further radiator. Kitchenette with single drainer one and a half bowl sink unit with cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with electric oven below and cooker hood above. Space and plumbing for dishwasher, UPVC double glazed window to side. UPVC double glazed window overlooking garden, UPVC double glazed double doors onto rear garden. Doorway from main Studio Room into Utility Area (5'1" x 4'4") with space and plumbing for washing machine, space for fridge freezer, cupboard housing wall mounted gas boiler, wooden door to rear garden.

**Annexe Entrance Hall**

Wooden Entrance Door, wood effect flooring, door to Shower Room, door to Annexe Studio Room.

**Shower Room**

sink unit in setting into vanity with cupboard and drawers low flush WC Fully tiled shower cubicle, with wall mounted shower unit, folding glazed shower screen. Sink unit inset into vanity unit with cupboard and drawers below. Low flush WC, wood affect flooring, tiled walls, heated towel rail, frosted UPVC double glazed window to rear.

**Outside**

There are gardens to the front and rear of the property.

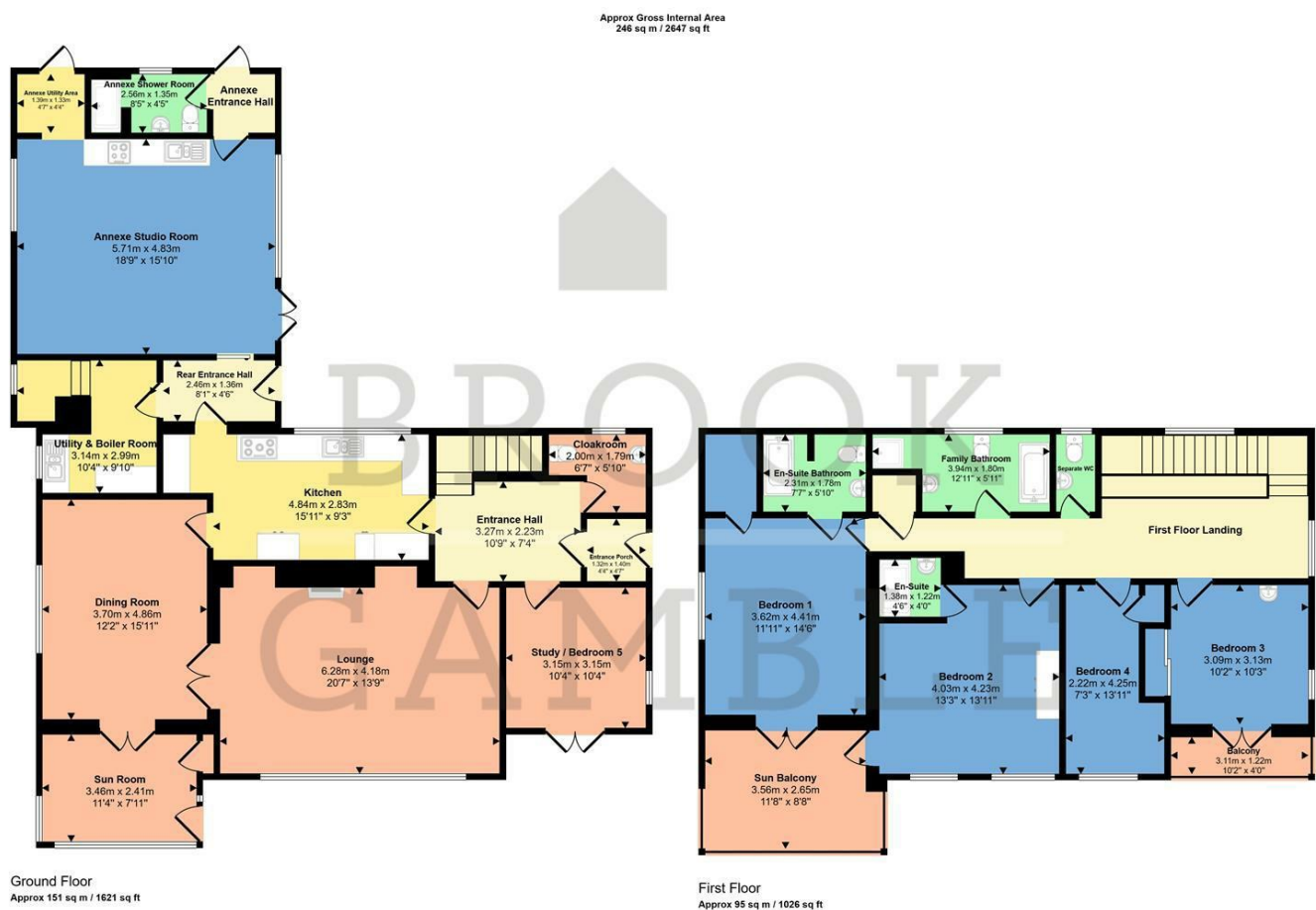
The front garden measures approximately 100' in length, having been designed and landscaped to give a feature sunken patio with seating areas and pathways. There is a large lawn, raised flower beds, mature trees and hedges. Adjacent the house is a large patio. The long driveway is accessed via treated African Iroko Hardwood double gates. and leads to the double Oak car port.

The rear garden has a lawn area, mature trees, greenhouses and a timber shed.

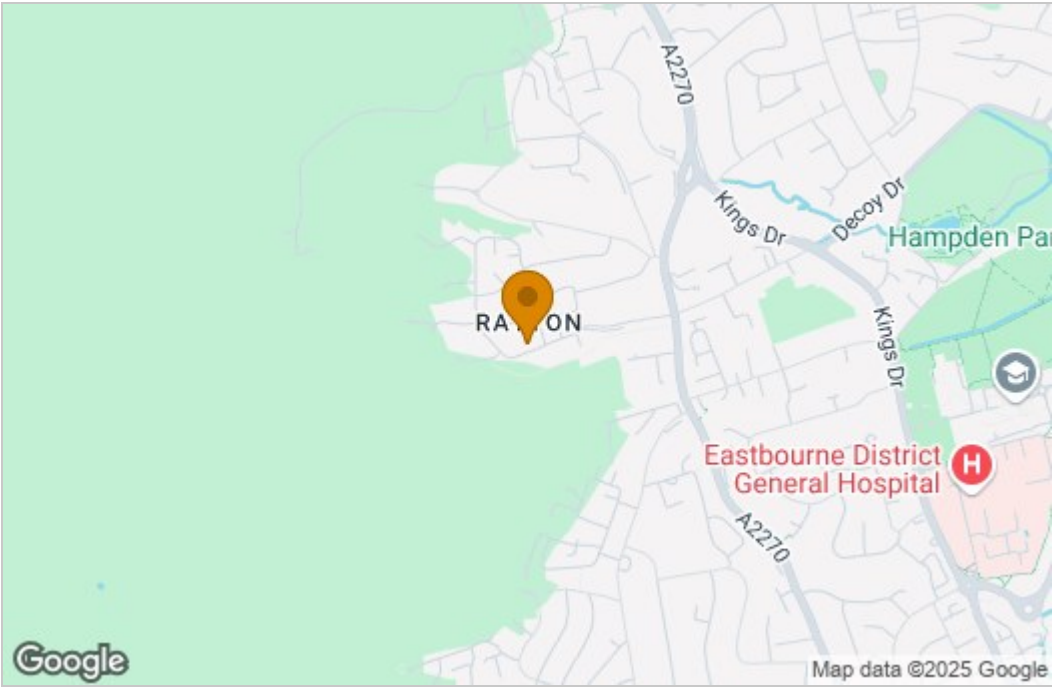
**Agents Note**

The property measures 238 Square meters.

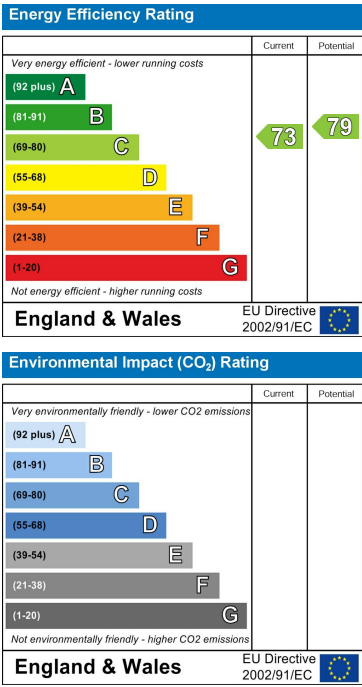
Floor Plan



Area Map



Energy Efficiency Graph



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