



BROOK GAMBLE



1 Manor Way, Eastbourne, BN20 9BN

Offers Over £795,000

Located on the delightful and much sought after Ratton Estate, this delightful detached house occupies a large plot, with a particular feature being its heated swimming pool. The house itself is presented to a very high standard with the ground floor accommodation comprising a 21'4 through Lounge, an open plan Kitchen and Dining Room as well as a Cloakroom. The first floor offers 4 bedrooms, one with a shower cubicle, and a family bathroom. To the front of the house is a lovely large terraced garden with lawn and flower beds and a large driveway for off street parking leading to the garage. The rear garden is a particular feature of the property, with its large heated swimming pool created an wonderful location for fun and entertainment as well as its lawns, patios and flowerbeds. Viewing is considered essential to fully appreciate all that this home offers. Sole Agents.

Entrance Hall

Covered porch with tiled floor, wooden leaded light glazed front door with leaded light double side screen, opening into Entrance Hall; with radiator, wood flooring, digital wall mounted thermostat, understairs storage cupboard.

Lounge 21'4 into bay x 13'5 (6.50m into bay x 4.09m)

Living flame fire with stone hearth and surround, radiator, wall lights to front, frosted UPVC double windows to side, UPVC double glazed double doors opening onto rear garden, UPVC double glazed bay window to front.

Dining Room 13'8 into bay x 12' (4.17m into bay x 3.66m)

Measurements are into the UPVC double glazed light bay window, radiator, wood flooring, open plan into Kitchen.

Kitchen 13'4 x 8'7 (4.06m x 2.62m)

Single drainer one and a half bowl sink unit with cupboard below. Further range of drawers and base units with working surfaces over. Space for range oven, with cooker hood above. Space and plumbing for washing machine space, for tumble dryer, space for fridge freezer, wall units, cupboard housing wall mounted gas boiler, inset ceiling spotlights, tiled floor, door to side, UPVC double glazed window overlooking rear garden.

Cloakroom

Low flush WC, heated towel rail, wash basin set into vanity unit with cupboards below, tiled floor, part tiling to walls, frosted UPVC double glazed window to rear.

First Floor Landing

Turning staircase from Entrance Hall to first floor landing. Leaded light patterned glazed window overlooking garden. Hatch to loft space, radiator.

Bedroom 1 15'2 into bay x 11'5 (4.62m into bay x 3.48m)

Radiator, range of built in bedroom furniture including wardrobe cupboards and chest of drawers. UPVC double glazed window to front.

Bedroom 2 14'2 into bay x 10'5 (4.32m into bay x 3.18m)

Radiator, range of built-in bedroom furniture including wardrobes and chest of drawers. UPVC double glazed bay window to front.

Bedroom 3 11'12 into bay x 11'7 (3.35m into bay x 3.53m)

Radiator, UPVC double glazed bay window to front.

Bedroom 4 13'5 x 7'4 (4.09m x 2.24m)

Radiator, glazed shower cubicle with part tiling to walls. Wall mounted shower unit with rainfall

showerhead. Frosted UPVC double glazed window to side. UPVC double glazed window to rear overlooking rear garden with far reaching views.

Bathroom

Fitted bath with mixer taps, wall mounted shower unit, pedestal wash basin, heated towel rail, tiled floor tiled walls,, linen cupboard with insulated cylinder and slatted shelving above. Frosted UPVC double window to side.

Separate WC

Low flush suite, tiled floor, part tiling to walls. Frosted UPVC double glazed window to rear.

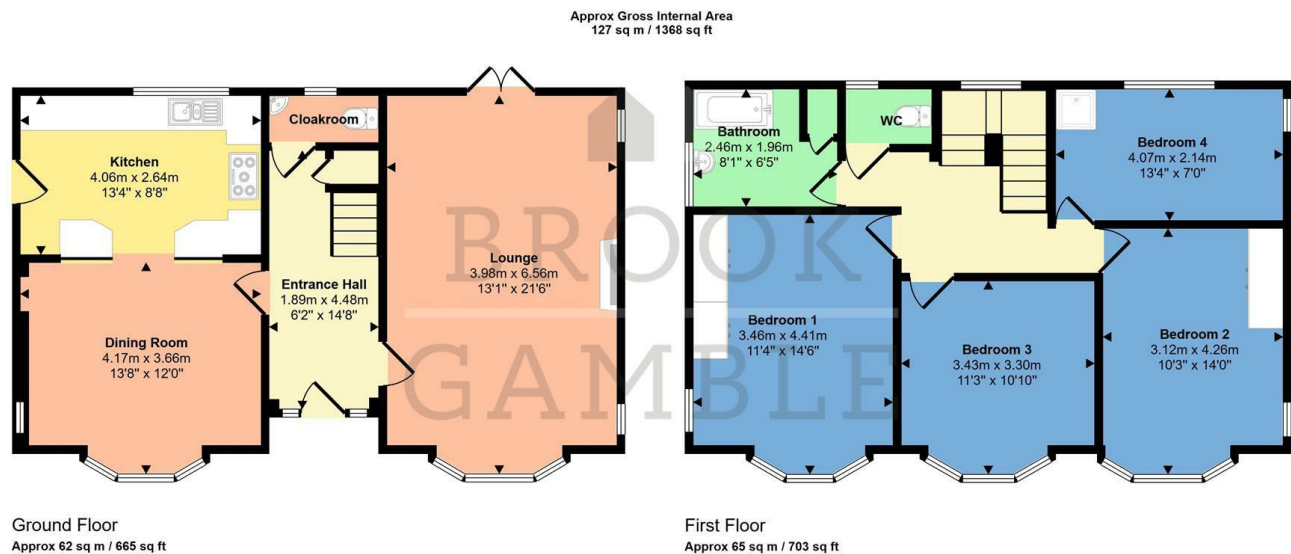
Outside

Outside there are gardens to the front and rear of the property. The front garden has been landscaped and though laid mainly to lawn has terraced flowerbeds and mature trees and hedges. There's a driveway for off street parking, giving access to the Garage which has up and over door and uPVC double glazed doors onto the swimming pool area, and rear garden.

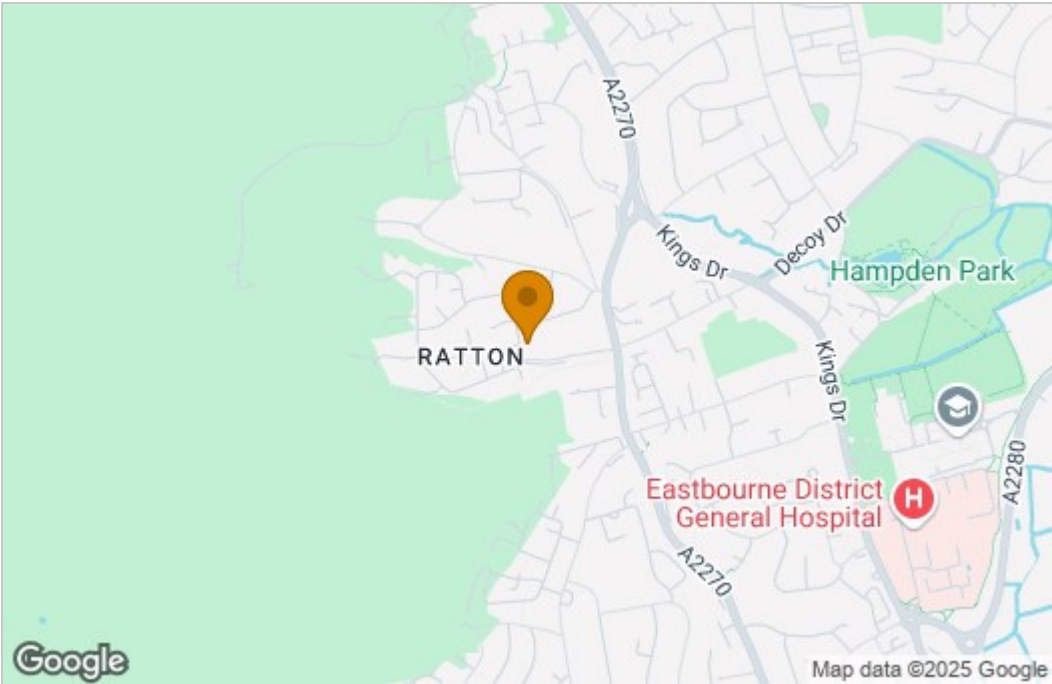
The rear garden measures approximately 80' in length and boasts a heated swimming pool 9 heated by an air source heater) with tiled surround, lawned flower beds and borders, a patio adjacent the house, and is enclosed by timber fencing, gate for access to the driveway and further gate for side access. There is a timber storage shed.

The swimming pool measures approximately 32' x 16' with tiled pathway surrounds and heat pump.

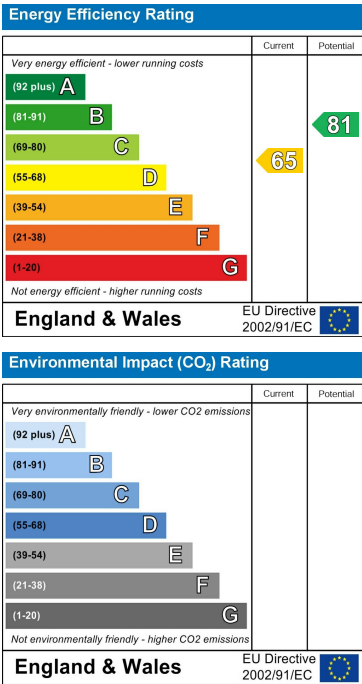
Floor Plan



Area Map



Energy Efficiency Graph



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