



Rumah 85 Park Avenue
Eastbourne, BN21 2XH
Guide price £650,000

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Rumah 85 Park Avenue

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Phil Hall Estate Agents welcomes to the market Park Avenue, nestled in the prestigious and highly sought-after Ratton area of Eastbourne, this stunning five-bedroom detached house is an exceptional family home, offering an abundance of space, elegance, and modern comforts. With its well-designed layout, high-quality finishes, and beautifully landscaped gardens, this property is a rare find.

As you step into the home, you are welcomed by a striking split-level entrance hall, setting an impressive tone for the rest of the house. This inviting space leads to the raised dining area, a perfect setting for formal gatherings or casual meals. The double doors open onto the rear garden, seamlessly blending indoor and outdoor living.

The spacious living room is a focal point of the home, designed to offer both comfort and sophistication. The impressive Inglenook fireplace with a brick hearth creates a warm and inviting ambiance, while the large front-facing window bathes the room in natural light. A separate door from the living room leads to an additional garden area, further enhancing the sense of openness and tranquillity.

The ground floor also features a well-sized fifth bedroom, which offers great versatility as a home office, guest room, or playroom. A convenient cloakroom is located nearby, adding to the practicality of the home.

Designed with both style and functionality in mind, the kitchen/breakfast room is well-equipped with high-quality appliances and ample storage. Features include stone-effect work surfaces, AEG eye-level electric oven, Bosch four-burner gas hob with a Neff extractor fan, space and plumbing for both a washing machine and a dishwasher and stylish Karndean flooring.

Ascending to the first floor, you will find four generously proportioned bedrooms. The master bedroom benefits from a private en-suite bathroom, providing a luxurious retreat. A separate family bathroom serves the remaining bedrooms, ensuring comfort and convenience.





Guide Price £650,000 to £675,000

LOCATION, LOCATION, LOCATION

Situated in the highly sought-after Ratton area, this home offers an enviable blend of tranquillity and convenience. The neighbourhood is known for its tree-lined streets, well-maintained properties, and a strong sense of community. Families will appreciate the proximity to excellent local schools, making it an ideal setting for those with children. Commuters benefit from easy access to major road links and reliable public transport options, ensuring seamless travel to Eastbourne's bustling town centre and beyond. Residents can also take advantage of a range of nearby amenities, including supermarkets, cafes, and leisure facilities, as well as beautiful green spaces perfect for outdoor activities. Combining suburban charm with urban accessibility, this location truly offers the best of both worlds.

Entrance Area

12'07 x 8'11 (3.84m x 2.72m)

Ground Floor Cloakroom

6'10 x 3'02 (2.08m x 0.97m)

Living Room

18'08 x 16'11 (5.69m x 5.16m)

Dining Area

14'10 x 12'03 (4.52m x 3.73m)

Kitchen/Breakfast Room

14'10 x 10'06 (4.52m x 3.20m)

Bedroom Five/Office

12'11 x 11'09 (3.94m x 3.58m)

First Floor Landing

Bedroom One

19'05 x 13'05 max (5.92m x 4.09m max)

Ensuite Bathroom

10'03 x 5'09 (3.12m x 1.75m)

Bedroom Two

13'00 x 11'10 (3.96m x 3.61m)

Bedroom Three

10'09 x 10'07 (3.28m x 3.23m)

Bedroom Four

10'10 x 9'11 (3.30m x 3.02m)

Family Bathroom

8'06 x 5'01 (2.59m x 1.55m)

Outside

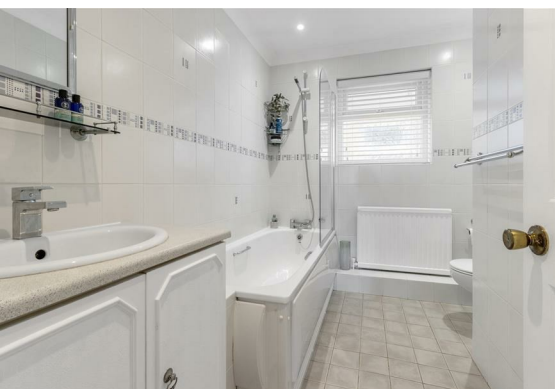
The exterior of the property is just as impressive as the interior. To the front, a brick-blocked driveway offers ample off-road parking for multiple vehicles, leading to a double garage with an electric up-and-over door.

At the rear, the beautifully landscaped garden has been thoughtfully designed to provide both aesthetics and functionality. Features include a porcelain-tiled patio area adjoining the property, ideal for entertaining and alfresco dining, with steps up leading to a raised patio area with stunning views.

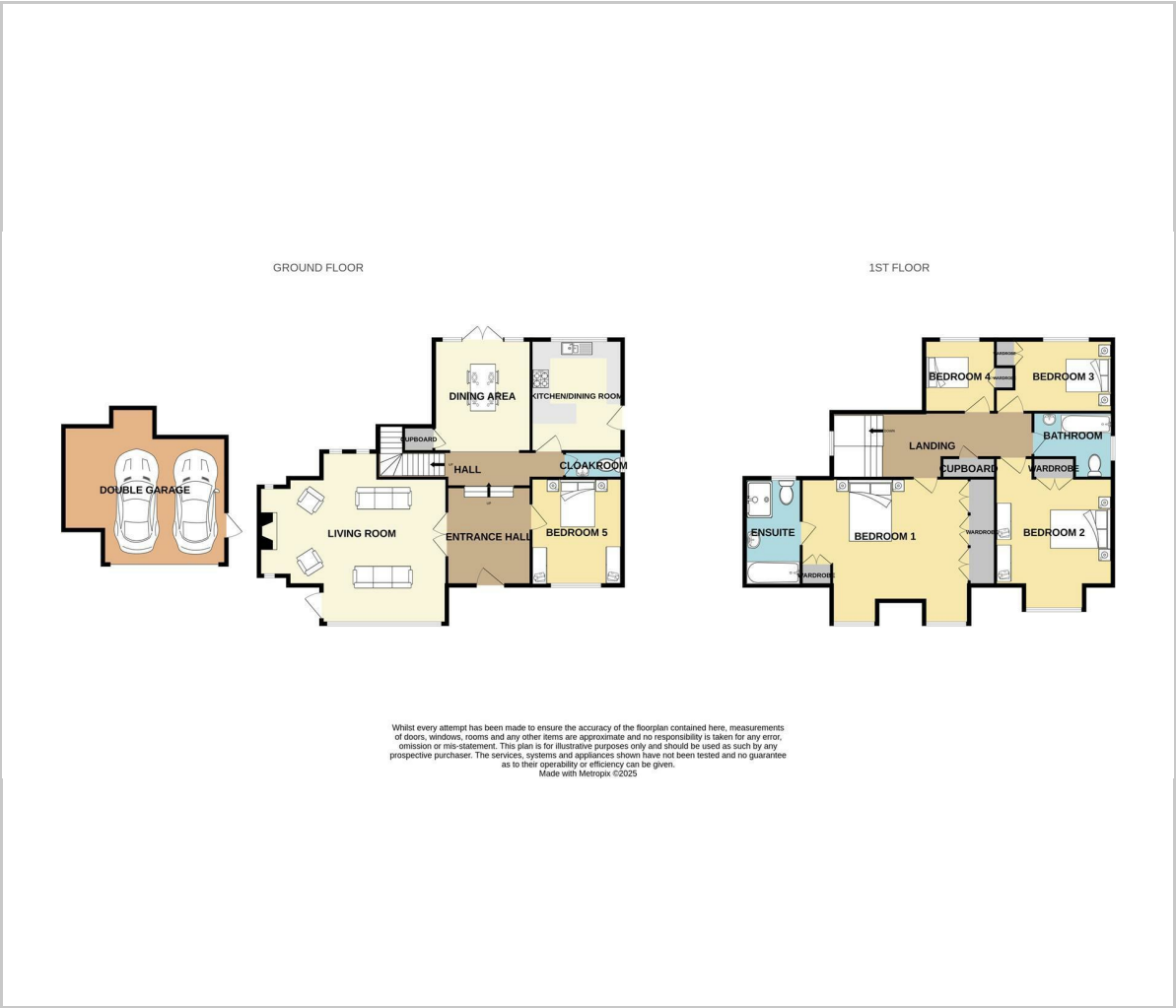
A secondary side garden, accessible from both the living room and the rear side entrance, featuring a spacious decking area and a well-maintained lawn, surrounded by mixed borders for added privacy and charm

Double Garage

21'09 x 16'06 (6.63m x 5.03m)



Floor Plan



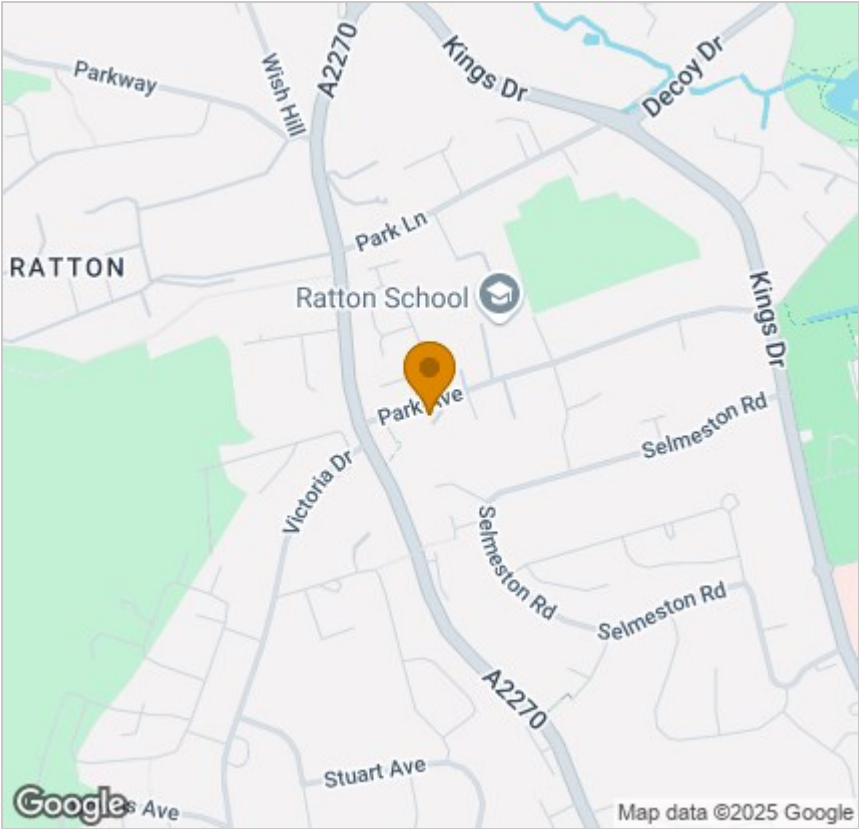
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

