



5 The Combe  
Eastbourne, BN20 9DB  
**£750,000**



## 5 The Combe

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Phil Hall Estate Agents welcomes to the market The Combe, tucked away in the exclusive and highly sought-after Ratton Estate in Eastbourne. This property is a truly stunning four-bedroom detached residence offering elegance, space, and tranquillity in equal measure. Set in a prime position adjacent to Willingdon Golf Course and backing onto the rolling landscapes of the South Downs National Park, this exceptional home combines timeless charm with modern living, making it a perfect haven for families and discerning buyers seeking both lifestyle and location.

As you step through the front door, you are greeted by a generous and welcoming entrance hall that sets the tone for the rest of the property. The spacious living room is flooded with natural light, thanks to two large sets of sliding patio doors that open directly onto the rear garden, creating a wonderful connection between indoors and outdoors. Adjacent to this, the dining room is bright and airy, enjoying beautiful views over the garden and providing the perfect setting for both formal entertaining and casual family meals. It opens directly into the modern kitchen, which has been stylishly fitted with a comprehensive range of wall-mounted and base units topped with sleek work surfaces. Integrated appliances include a dishwasher and washing machine, while a Rangemaster oven with an extractor hood sits proudly at the heart of the space—ideal for keen cooks and home chefs. A modern cloakroom with a two-piece suite completes the ground floor, offering convenience for both residents and guests.

The first floor continues to impress, offering four well-proportioned bedrooms, all of which enjoy plenty of natural light and a peaceful ambience. The principal bedroom is particularly special, benefitting from two built-in double wardrobes and access to a private roof terrace—a delightful spot overlooking the rear garden. The family bathroom has been finished to a high standard featuring a four-piece suite.





Guide Price £750,000 to £770,000

#### LOCATION, LOCATION, LOCATION

Set within the prestigious Ratton Estate, one of Eastbourne's most sought-after private residential areas, this property enjoys a peaceful and secluded setting surrounded by natural beauty. The estate borders the scenic South Downs National Park and lies adjacent to the renowned Willingdon Golf Course, offering immediate access to picturesque walking trails and open countryside. Despite its tranquil surroundings, the location is remarkably convenient, with Eastbourne's vibrant town centre, mainline railway station, and seafront all within easy reach. Excellent local schools, leisure facilities, and road links to London and Brighton make this an ideal spot for families and commuters alike. Ratton Estate is known for its sense of community, well-maintained surroundings, and access to some of the finest landscapes in East Sussex.

#### Entrance Hall

Ground Floor Cloakroom  
7'00 3'06 (2.13m x 1.07m)

Living Room  
18'11 x 13'05 (5.77m x 4.09m)

Dining Room  
12'09 x 10'02 (3.89m x 3.10m)

Kitchen  
12'09 x 11'05 (3.89m x 3.48m)

#### First Floor Landing

Bedroom One  
12'11 x 10'10 (3.94m x 3.30m)

Private Terrace  
13'11 x 8'08 (4.24m x 2.64m)

Bedroom Two  
13'00 x 11'07 (3.96m x 3.53m)

Bedroom Three  
13'00 x 8'06 (3.96m x 2.59m)

Bedroom Four  
9'10 x 8'05 (3.00m x 2.57m)

Bathroom  
7'01 x 6'04 (2.16m x 1.93m)

#### Outside

Externally, The Combe is a property that truly comes into its own. To the front, there is a private driveway providing off-road parking and leading to a single garage. An attractive lawned garden sits to one side, where the central section has been thoughtfully allowed to grow wild, creating a natural habitat that encourages wildlife and native flowers—a nod to the property's idyllic countryside setting. The south-facing rear garden is a particular highlight, offering a peaceful sanctuary filled with sunlight throughout the day. A generous paved patio area adjoins the house, perfect for alfresco dining, while the lush lawn beyond is bordered with a variety of mature shrubs and flowering plants, adding bursts of seasonal colour. At the bottom of the garden, a charming summer house offers a quiet and comfortable space to relax, read, or simply enjoy the serene surroundings.

Rarely do homes of this calibre become available in such a prestigious location. The Combe is not just a house—it is a lifestyle, offering privacy, scenic beauty, and a sense of community within the prestigious Ratton Estate. This is a unique opportunity to secure a forever home in one of Eastbourne's most desirable settings, just moments from countryside walks, golf, and the town's array of amenities.

Garage  
19'04 x 9'11 (5.89m x 3.02m)



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

