



**Marcia Close, Eastbourne BN20 9DG**



**welcome to**

**Marcia Close, Eastbourne**

\*\*\*Guide Price £400,00 - £420,000\*\*\* This rarely available detached bungalow occupying an elevated position in the exclusive private Ratton Estate with panoramic and unrivalled views over Eastbourne and out to the English Channel.



### Entrance Porch

Double glazed window to the front and side aspect.  
Double glazed door to the side aspect.

### Entrance Hall

Door and window to the front aspect. Radiator.  
Cupboard. Airing cupboard. Loft access.

### Lounge

14' 11" plus recess x 14' 5" ( 4.55m plus recess x 4.39m )  
Double glazed window to the front and side aspect.  
Fire place. Radiator. Stunning far reaching views over Eastbourne.

### Kitchen

13' 1" x 7' 9" ( 3.99m x 2.36m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.  
Space and plumbing for washing machine. Radiator.  
Double glazed door to the side aspect. Double glazed window to the side aspect.

### Lean - To

6' 8" x 3' 2" ( 2.03m x 0.97m )  
Double glazed window to the front and side aspect.  
Double glazed door to the rear aspect.

### Bedroom 1

20' x 11' ( 6.10m x 3.35m )  
Double glazed window to the front and rear aspect.  
Radiator. Stunning far reaching views across Eastbourne.

### Bedroom 2

11' 4" x 12' max ( 3.45m x 3.66m max )  
Double glazed window to the front aspect. Radiator.  
Fitted wardrobes. Stunning far reaching views across Eastbourne.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Wash hand basin. Radiator.  
Double glazed window to the rear aspect.

### Cloakroom

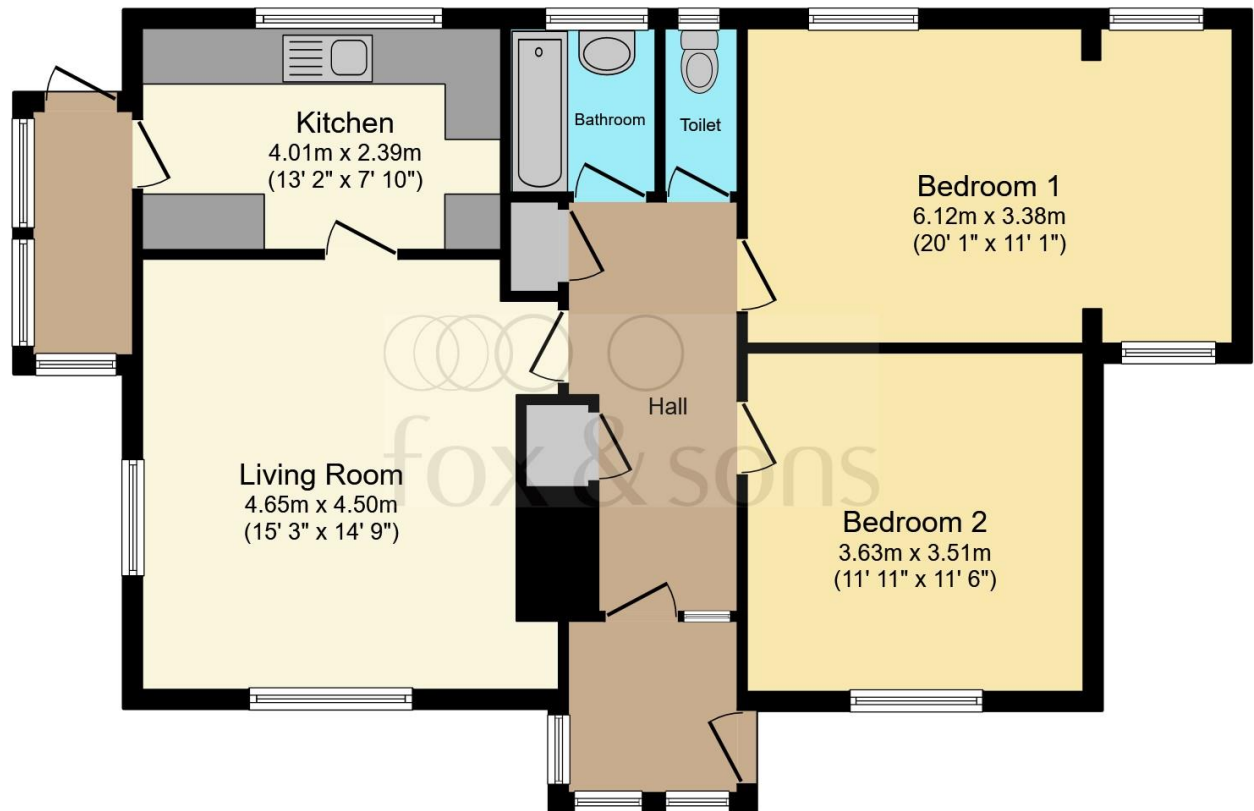
Double glazed window to the rear aspect. Low level W.C.

### Rear Garden

Tiered rear garden being mainly laid to lawn with gate to the Downs being perfect for dog walks. Side access.

### Garage En Bloc

Up and over door.



Total floor area 83.2 m<sup>2</sup> (895 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Marcia Close, Eastbourne**

- DETACHED BUNGALOW
- TWO BEDROOMS
- IN NEED OF MODERNISATION
- EXCELLENT POTENTIAL TO IMPROVE AND EXTEND
- WONDERFUL VIEWS ACROSS EASTBOURNE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£400,000 - £420,000**



Please note the marker reflects the postcode not the actual property

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