



**Manor Way, Eastbourne BN20 9BN**



**welcome to**

**Manor Way, Eastbourne**

A charming three bedroom detached character house situated in the sought after Ratton Villiage location,. Offering living room, with vaulted ceiling, kitchen, downstairs study, downstairs WC, three bedrooms, two bathrooms, rear garden, garage and off road parking.



### Entrance Hall

Window to the front aspect. Radiator.

### Lounge

Secondary glazed window to the front and side aspect. Gas fire. Radiator. Oak flooring.

### Kitchen

A range of wall and base units with work top over incorporating a sink and drainer unit. Electric hob and oven with extractor fan above. Integral dish washer and fridge / freezer. Door leading to the garden. Window.

### Study

Window to the rear aspect. Cupboard.

### Cloakroom

Low level W.C. Wash hand basin. Radiator. Window to the side aspect.

### Bedroom 1

Bay window to the rear aspect. Fitted wardrobes. Door to the side aspect. Radiator.

### Bedroom 2

Window to the side and rear aspect. Fitted wardrobes. Radiator.

### Bathroom

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Radiator. Shaver point. Window to the side aspect.

### First Floor Landing

Stairs leading from ground floor to first floor landing. Window to the rear aspect.

### Bedroom 3

Window to the rear and side aspect. Wash hand basin. Low level W.C. Cupboards. Radiator.

### Bathroom

Comprising a roll top free standing bath. Window to the front aspect. Radiator.

### Rear Garden

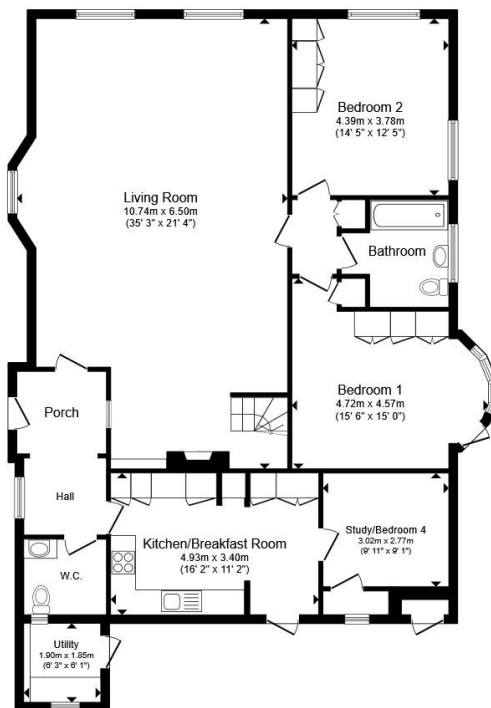
Patio area with steps to raised area of lawn. Garden shed.

### Garage

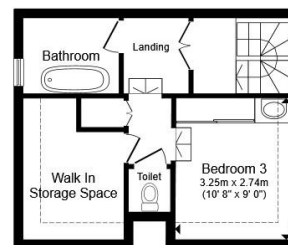
Electric up and over door. Power and lighting. Tap for water.

### Parking

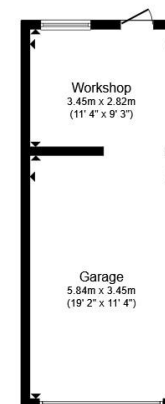
Space is available in front of garage.



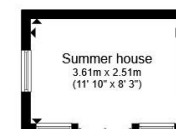
Ground Floor



First Floor



Outbuilding



Total floor area 224.0 m<sup>2</sup> (2,411 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.propertybox.io](http://www.propertybox.io)

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welcome to

## Manor Way, Eastbourne

- CHARMING CHARACTER HOME
- DETACHED
- THREE BEDROOMS
- TWO BATHROOMS
- VAULTED CEILINGS

Tenure: Freehold EPC Rating: E  
Council Tax Band: F

**£760,000**



Please note the marker reflects the  
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