

Valuers, Land & Estate Agents

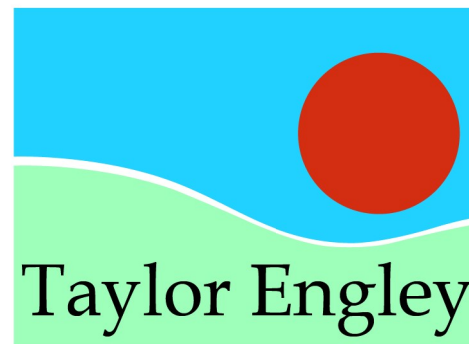
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85 Park Avenue, Little Ratton, Eastbourne, East Sussex, BN21 2XH

Guide Price £670,000 Freehold

Taylor Engley are delighted to offer to the market this **SPACIOUS AND WELL PRESENTED FOUR BEDROOMED DETACHED HOME**, set within the desirable Little Ratton area. The property is considered to provide generously proportioned living accommodation and is offered with the benefit of gas fired central heating and double glazed windows. The accommodation features a spacious split level entrance hall open plan to dining room, sitting room with Inglenook fireplace, spacious study/optional fifth bedroom, fitted kitchen/breakfast room, four spacious bedrooms - one with en-suite bathroom, family bathroom, a double garage and driveway parking. An internal viewing of this property is highly recommended.



The property occupies a convenient location within the sought after Little Ratton area, being within walking distance of Ratton Secondary School and Ocklynge Junior School. Bus services pass close by and the scenic Hampden Park, Sussex Downs College and Eastbourne District General Hospital are also within walking distant. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two miles distant.

*** SOUGHT AFTER LITTLE RATTON AREA * SPACIOUS AND WELL PRESENTED LIVING ACCOMMOATION * SITTING ROOM WITH INGLENOOK FIREPLACE * SPACIOUS HALL OPEN PLAN TO DINING ROOM * SPACIOUS STUDY/OPTIONAL 5TH BEDROOM * FITTED KITCHEN/BREAKFAST ROOM * SPACIOUS PRINCIPLE BEDROOM WITH EN-SUITE BATHROOM AND THREE FURTHER DOUBLE BEDROOMS * FAMILY BATHROOM * DOUBLE GARAGE * DRIVEWAY PARKING * GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CONSIDERED TO BE IN VERY GOOD DECORATIVE ORDER * ENGERGY PERFORMACE RATING C * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Steps rising from driveway to front door opening to:

Entrance Hall

12'7 x 8'11 (3.84m x 2.72m)

Spacious entrance hall being split level and open plan to dining room. Two Radiators.

Cloakroom

Low level wc, wall mounted wash hand basin set into cabinet, tiled floor, chrome effect heated towel rail, window to side.

Sitting Room

18'8 max x 16'11 (5.69m max x 5.16m)

(16'11 extending to 19'11 max into recess)

Spacious room with feature Inglenook style fireplace having brick hearth and recess with two inset windows, fitted log burner, radiator, two windows to rear, window to front, door to side providing access to side garden area.

Study/Optional 5th Bedroom

12'11 x 11'9 (3.94m x 3.58m)

Radiator, outlook to front.

Dining Room

14'9 x 12'3 (4.50m x 3.73m)

Radiator with fitted cover, walk-in understairs storage cupboard with light, double doors opening to rear garden.

Fitted Kitchen/Breakfast Room

14'10 x 10'7 (4.52m x 3.23m)

(Maximum measurements including depth of fitted units)

Comprises stone-effect work surface with inset one and a half bowl sink unit having mixer tap, range of base and wall mounted cupboards, under cupboard lighting, space and plumbing for washing machine, space and plumbing for dishwasher, AEG eye level electric oven with cupboard above and saucepan drawers below, Bosch four burner gas hob with Neff extractor fan over, downlighters, Kardean flooring, door to side, window to rear.

Stairs rising to:

First Floor Landing

Patterned glass window at half landing. Radiator, airing cupboard housing cylinder, loft hatch to spacious roof space being partly boarded and having a fitted loft ladder and light.

Bedroom 1

19'5 max x 13'5 max (5.92m max x 4.09m max)

(Maximum measurements including depth of fitted furniture)

Three built-in wardrobe cupboards, range of matching fitted bedroom furniture comprises wardrobe cupboards, drawer unit, dressing table and two bedside drawer units, two radiators, two windows with fitted shutters, outlook to front.

En-Suite Bathroom

Spacious shower cubicle, bath with mixer tap, wash hand basin set into fitted cabinet, low level wc, heated towel rail, tiled walls, tiled floor, wall mounted medicine cabinet, windows to side and rear.

Bedroom 2

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

(Measurements exclude door recess)

Built-in wardrobe cupboard, radiator, window to front with fitted shutters.

Bedroom 3

10'9 x 10'7 + door recess (3.28m x 3.23m + door recess)

Built-in wardrobe cupboard, radiator, outlook to rear.

Bedroom 4

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

Built-in wardrobe cupboard, radiator, outlook to rear.

Family Bathroom

Bath with mixer tap and shower attachment, shower screen, wash hand basin with mixer tap set into cabinet, low level wc, radiator, tiled walls, tiled floor, window to side.

Outside

Double Garage

15'1 x 16'4 (4.60m x 4.98m)

(15'1 widening to 20'11 max in width x 16'4 max in depth from garage door, excluding recess)

Light and power, Worcester wall mounted gas fired boiler, consumer unit, water tap, electrically operated up and over door, personal door to side.

Driveway Parking

Block paved driveway parking to front with raised borders and some shrubs.

Gardens

There are garden areas to the side and rear of the property - the rear tapering away from the property having modern landscaping, planting and porcelain tiled patio for entertaining. The side garden area can be accessed via the lounge as well as having side access from the rear, with a spacious decking area and lawn surrounded by mixed borders.

COUNCIL TAX BAND:

Council Tax Band - 'G' Eastbourne Borough Council - currently £4,027.42 until March 2025.

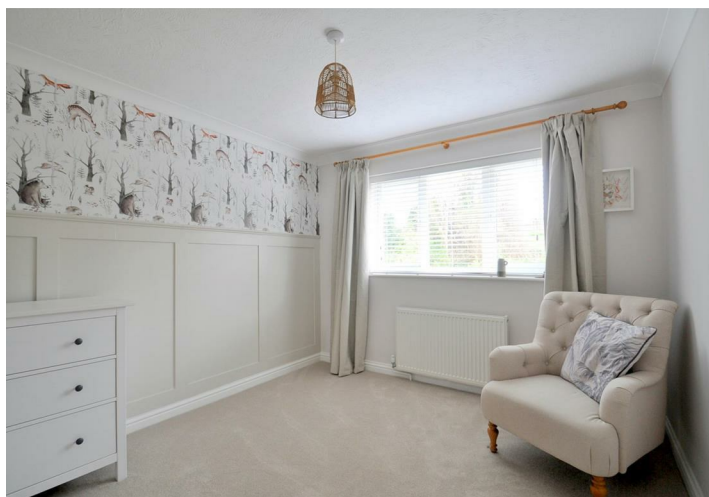
BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

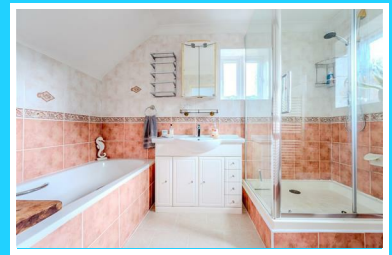
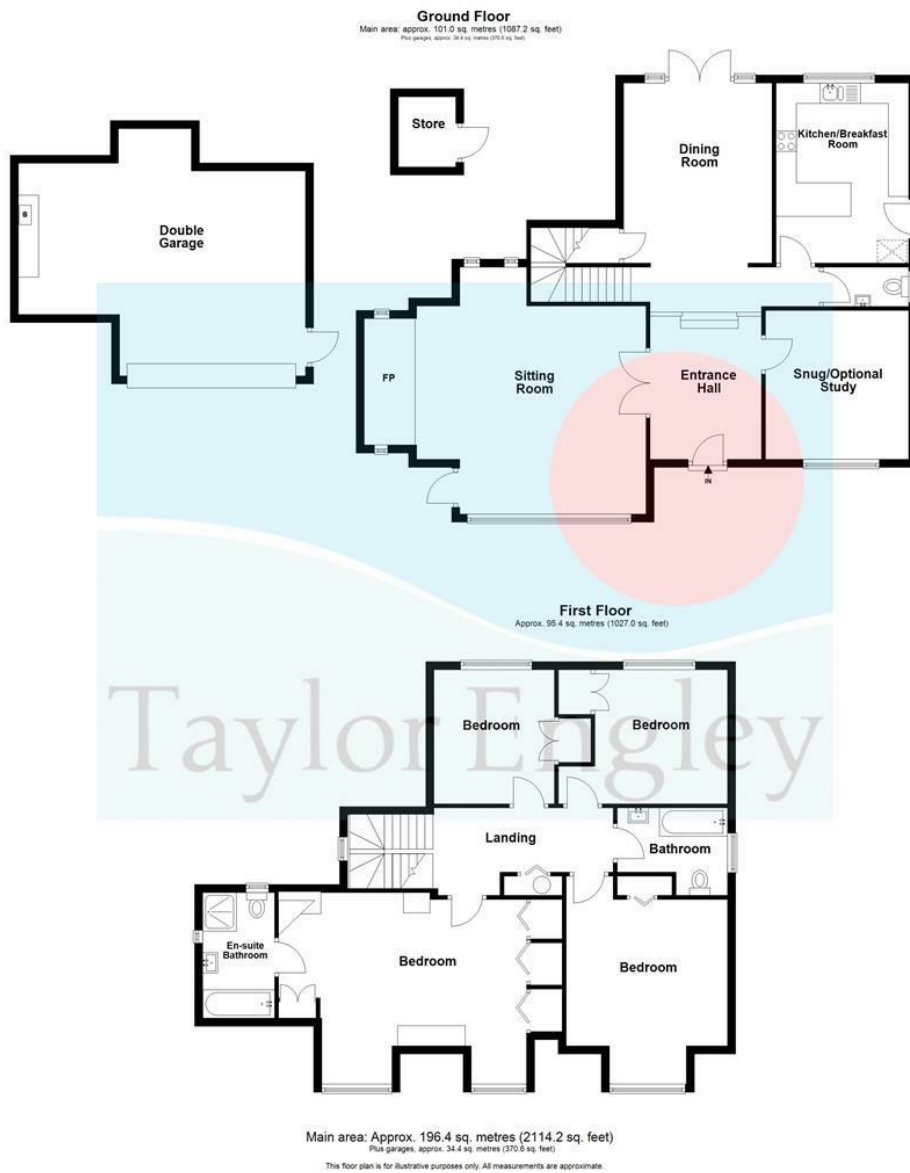
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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