

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



55 Babylon Way, Ratton, Eastbourne, East Sussex, BN20 9DE

Asking Price £750,000 Freehold

An excellent opportunity arises to acquire this well presented and much improved **FOUR/FIVE BEDROOMED DETACHED HOME**, located in the highly sought after Ratton area. The property is considered to be in very good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include two separate reception rooms, conservatory, fitted kitchen/breakfast room, utility room, study/optional ground floor bedroom five and a ground floor shower room. There are four well proportioned first floor bedrooms, a southerly facing garden to the rear and driveway parking for approximately four cars. Internal viewing is highly recommended.



The property is situated on the favoured Ratton Manor development being within close proximity to the South Downs National Park and Willingdon Golf Course. Bus services pass along the nearby Willingdon Road and Eastbourne's town centre is approximately two and a half miles distant offering a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** HIGHLY SOUGHT AFTER RATTON ESTATE * WELL PRESENTED ACCOMMODATION * TWO RECEPTION ROOMS * CONSERVATORY * FITTED KITCHEN/BREAKFAST ROOM * UTILITY ROOM * STUDY/OPTIONAL GROUND FLOOR BEDROOM FIVE * GROUND FLOOR SHOWER ROOM * FOUR FIRST FLOOR BEDROOMS * FAMILY BATHROOM * SOUTHERLY FACING GARDEN TO REAR * DRIVEWAY PARKING FOR APPROXIMATELY FOUR CARS * GAS FIRED CENTRAL HEATING * DOUBLE FLAZED WINDOWS * CLOSE PROXIMITY TO SOUTH DOWNS NATIONAL PARK * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Tiled floor, downlighters door to:

Utility Room

8'8 x 5'6 (2.64m x 1.68m)

(Maximum measurements include depth of fitted units)

Range of base units, wall mounted cupboard and shelving, space and plumbing for washing machine, space for under counter fridge or freezer.

Double doors from entrance vestibule to:

Hall

Spacious hall, radiator, central heating thermostat, two downlighters.

Sitting Room

17'11 x 11'11 (5.46m x 3.63m)

Double aspect room, with double doors opening to southerly rear garden, fireplace with fitted electric steam fire, two radiators.

Dining Room

12'10 x 11'10 (3.91m x 3.61m)

Radiator, serving hatch from kitchen, window to side and double doors to rear opening to:

Conservatory

11'4 x 8'4 (3.45m x 2.54m)

Wall mounted electric heater, ceiling light/fan, enjoying a southerly aspect over looking rear garden, double doors opening to rear garden.

Study/Optional bedroom 5

11'9 x 8'4 (3.58m x 2.54m)

Double built in cupboard housing Vaillant wall mounted gas fired boiler, further built in cupboard housing consumer unit and electric meter, radiator, window to side.

Fitted Kitchen/Breakfast Room

12'8 x 9'5 (3.86m x 2.87m)

(Maximum measurements include depth of fitted units)

Comprises, single drainer one and a half bowl sink unit, work surface and tiled splash back, range of matching base and wall mounted cupboards, under wall mounted cupboard lighting, kick space lighting, space for slot in oven with extractor fan over, dishwasher, fridge/freezer, serving hatch to dining room, tiled floor, chrome effect electrically heated towel rail, window to side and outlook to front.

Ground Floor Shower Room

Spacious tiled shower cubicle, wash hand basin set in to cabinet with matching adjacent cabinets with shelving, fitted mirror with inset lighting, low level wc, chrome effect electrical heated towel rail, tiled floor, window to front.

Stairs with radiator, rising from hall to first floor landing.

First Floor Landing

Airing cupboard housing cylinder and shelving, loft hatch to roof space with fitted ladder.

Bedroom 1

17'11 x 11'11 (5.46m x 3.63m)

Spacious double aspect room with outlook to rear and window to side, double built in wardrobe cupboard, radiator.

Bedroom 2

12'10 x 11'10 (3.91m x 3.61m)

Double aspect room with window to side and outlook to rear, double built-in wardrobe cupboard, radiator.

Bedroom 3

10'7 x 9'6 (3.23m x 2.90m)

Double built-in wardrobe cupboard, radiator, outlook to front.

Bedroom 4

10'11 x 8'11 (3.33m x 2.72m)

(Measurements exclude door recess)

Currently used as a dressing room, radiator, outlook to front.

Family Bathroom

Bath with shower over and shower screen, wash hand basin set into drawer unit, floating low level wc, medicine cabinet with lighting, tiled walls, tiled floor, chrome effect electrically heated towel rail, window to front.

Front Garden

Having borders with established shrubs.

Driveway Parking

Spacious blocked paved driveway parking for approximately four cars.

Rear Garden

Enjoying a southerly aspect, patio area to immediate rear, lawned area and well stocked borders with a variety of established shrubs, timber summer house with decking area and trellis feature to front, outside tap, gates to both sides of the property.

NB

We are informed by our client that there is planning permission in place for the provision of a garage if required.

As at 14/04/2025 we are informed by our client that there was a £100 contribution for the year towards Babylon Way (Unadopted) Association.

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

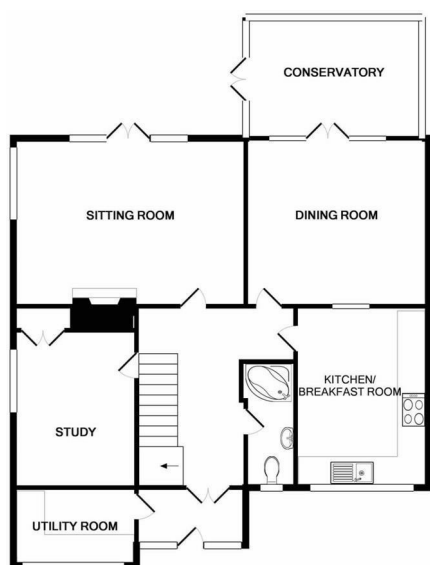
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

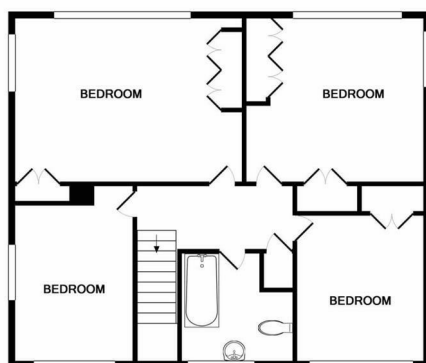






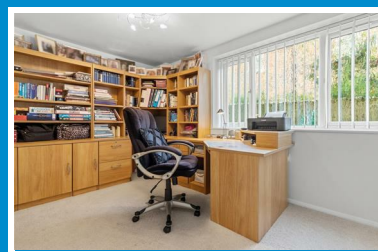


GROUND FLOOR



1ST FLOOR

(What energy rating) has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used as such by any prospective purchaser. Made on 10/01/2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750