

14 RATTON ROAD
Eastbourne East Sussex BN21 2LS



McGREGOR
SALES & LETTINGS

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A substantial 3 storey semi-detached Victorian family home of considerable character with 8 bedrooms, many original period features, generous level garden and accommodation approaching 3600 sq ft.

Positioned in a quiet road one mile North of Eastbourne railway station, this imposing, spacious home provides versatile accommodation within a secluded garden setting. The house is discreetly set back from the road behind a brick boundary wall, with a lawned front garden and pathway leading to the covered front entrance. The driveway provides off road parking for at least two cars, leading to a garage.

From the imposing entrance, the front door opens into a large vestibule with striking stained glass double doors, opening to reveal a handsome hallway which instantly provides a sense of the elegant architecture, with an original Victorian tiled floor, ornate staircase, high ceilings and detailed cornicing. The vestibule also provides access to the study/studio room which enjoys a degree of separation from the main house, allowing a private work-from-home environment.

The 27ft kitchen/dayroom is fitted with a range of wood fronted cabinets, ample worktops and an attractive stainless steel range cooker with feature extractor canopy above. A large window overlooks the rear garden and a side door gives access to a large covered utility area and lean-to conservatory which leads to the rear garden and garage.

The elegant sitting room with its high ceilings, picture rails and attractive chimneypiece overlooks the rear garden, accessed by double french doors.

The dining room is positioned at the front of the house with a large bay window with stylish shutters and views across the front garden. The room extends to 14ft and features high ceilings and ornate plaster cornice.

The 1st floor is arranged with four large double bedrooms plus a fifth single bedroom, an attractive bathroom plus further cloakroom. On the 2nd floor are three double bedrooms, plus a dressing room/storage room and further cloakroom.

Other features of note within the house include a fitted ground-floor bathroom suite, stunning high ceilings, wooden floors, panelled doors, picture rails and high skirting boards.

The walled rear garden is a particular feature of the property having been landscaped and planted with a wide variety of mature shrubs and trees, and sweeping expanses of lawn. To one side of the garden there is a wide seating area ideal for outside entertaining. In all, extending to about 120 ft.





Ratton Road is a quiet road with very little traffic in the highly popular Upperton area. Waitrose and 3 public houses are within walking distance. The railway station is just one mile South with regular direct trains to London Victoria (1 hour 30mins) & Brighton (40mins). The property is close to excellent primary and secondary schools including Eastbourne College, Bedes and St Andrew's Prep. Also close by are the picturesque villages of East Dean - with its famous Tiger Inn - and Jevington, with excellent riding stables and the Eight Bells pub.

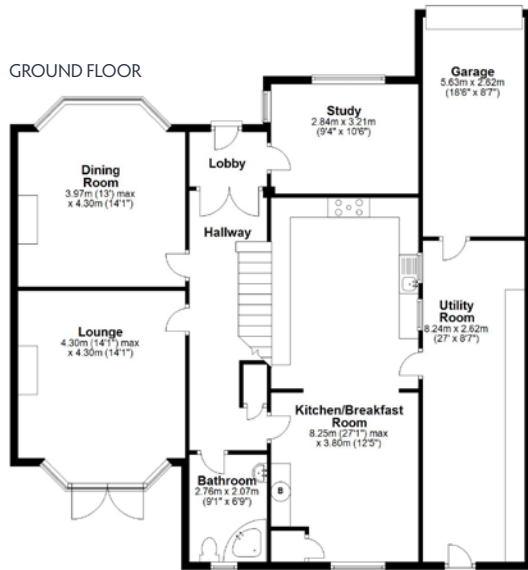
The town centre of Eastbourne, just one mile distant, has recently undergone a multi-million pound regeneration including the new Beacon shopping mall - with easy parking - and featuring national retail chains, independent shops, numerous dining outlets plus multiplex cinema.

The seafront promenade leads to Eastbourne's cultural quarter with theatre complex (including the sympathetically restored, Grade II listed Congress Theatre), award-winning Towner Art Gallery and International Lawn Tennis Centre at Devonshire Park.

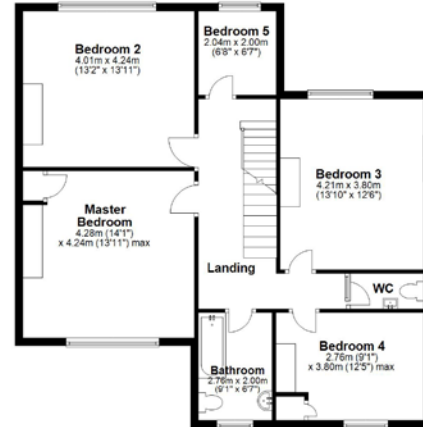


Floor Plans

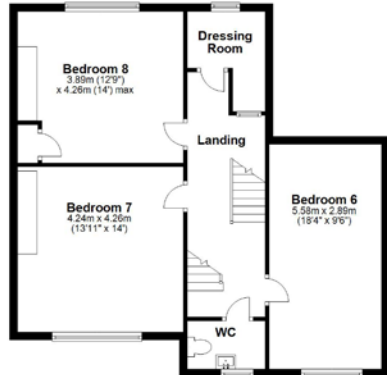
GROUND FLOOR



FIRST FLOOR



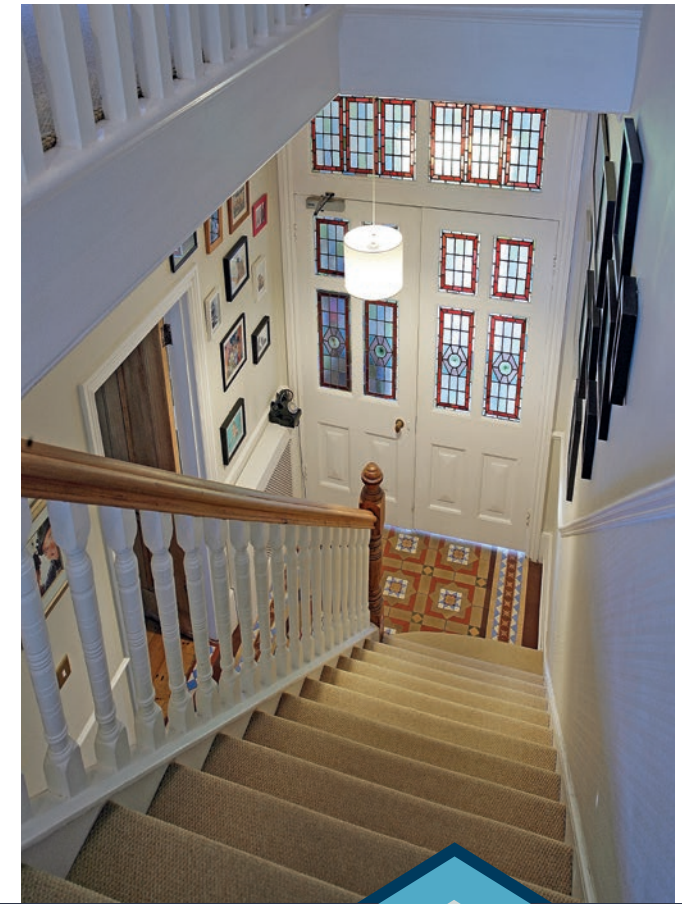
SECOND FLOOR



Total approximate floor area:
302.8 sq m (3259.6 sq ft)

Tenure: Freehold
Mains Gas
Mains Drainage
Mains Water

Ashford International 49 miles (approx 1 hour by car)
Gatwick Airport 49 miles (approx 50 minutes by car)
Newhaven Port 11 miles (approx 25 minutes by car)



For clarification we wish to inform prospective purchasers that we have not carried out a detailed survey nor tested any apparatus, equipment, fixture, fitting or service and so cannot verify they are in working order, or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. We have not checked the legal documents to verify the freehold status of the property. These should be checked and confirmed by your solicitor prior to exchange of contracts. Purchasers are advised to obtain verification from their solicitor or surveyor.

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