



TOWN PROPERTY



01323 412200

Freehold

11 Ryefield Close, Eastbourne, BN21 2XJ

£495,000



4 Bedroom 1/2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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Enviably located in the 'Little Ratton' area of Eastbourne, this detached house has four bedrooms and a spacious sitting/dining room with direct access to the level and secluded rear garden. Benefits include a large entrance porch, cloakroom and a useful utility room that is accessed from the kitchen. A galleried landing leads to the bedrooms, all of which have built in wardrobes. In addition, there is a bathroom and a separate wc with a driveway and integral garage also included. Modernisation and refurbishment is required throughout albeit double glazing and gas fired central heating and radiators extend throughout. Ratton & Ocklynge Schools are close by whilst Willingdon Golf course is also within walking distance. Eastbourne town centre is approximately two miles distant.

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• Detached House	Entrance Double glazed door to-	Bedroom 2 14'1 x 7'10 (4.29m x 2.39m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
• 4 Bedrooms	Double Glazed Entrance Porch Frosted inner door to-	Bedroom 3 8'11 x 8'10 (2.72m x 2.69m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
• Cloakroom	Entrance Hallway Radiator. Carpet. Understairs cupboard. Frosted double glazed window.	Bedroom 4 8'11 x 8'9 (2.72m x 2.67m) Built in wardrobe. Airing cupboard. Carpet. Double glazed window to rear aspect.
• Sitting/Dining Room	Cloakroom Low level WC. Wall mounted wash hand basin. Carpet. Frosted double glazed window.	Bathroom Panelled bath with mixer tap. Pedestal wash hand basin. Radiator. Carpet. Part tiled walls. Frosted double glazed window.
• Kitchen/Breakfast Room	Sitting/Dining Room 20'0 x 14'6 (6.10m x 4.42m) Radiator. Fireplace with surround, mantel above and inset gas fire. Carpet. Serving hatch. Double glazed window to front aspect. Sliding patio doors to rear.	Separate WC Low level WC. Frosted double glazed window.
• Utility Room	Kitchen/Breakfast Room 11'10 x 8'9 (3.61m x 2.67m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for and including electric cooker and fridge freezer. Range of wall mounted units. Radiator. Double glazed window to rear aspect. Door to-	Outside There are lawned gardens arranged to the front and rear of the property, the rear having planted borders and providing much seclusion.
• Bathroom & Separate WC	Utility Room 8'9 x 6'10 (2.67m x 2.08m) Space and plumbing and including freezer, washing machine and tumble dryer. Wall mounted gas boiler. Double glazed door to rear. Door to integral garage.	Parking A driveway to the front provides invaluable off street parking and leads to the integral garage.
• Lawned Gardens	Stairs from Ground to First Floor Landing: Access to loft (not inspected). Double glazed window to front aspect.	Integral Garage 16'3 x 9'3 (4.95m x 2.82m) Up and over door, electric lighting and power supply. Door to utility room.
• Integral Garage & Driveway	Bedroom 1 14'4 x 9'9 (4.37m x 2.97m) Radiator. Twin built in wardrobes. Carpet. Double glazed window to rear aspect.	Council Tax Band = E
• CHAIN FREE		EPC = E