Freehold

4 Bedroom

3 Reception



1 Bathroom

£390,000



## 4 Ryefield Close, Eastbourne, BN21 2XJ

A comprehensive refurbishment is required to transform this extended detached house in Little Ratton, that is currently in poor condition throughout. Arranged with four bedrooms and two/three receptions, there is also a conservatory, kitchen, utility and a ground floor cloakroom. There is a first floor bathroom/wc, Southerly facing lawned rear gardens and both a driveway and integral garage. Ratton School, Willingdon Golf Club and East Sussex College are all within walking distance.

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Entrance Main Features Door to -

Porch

• 4 Bedroom Detached House Frosted windows. Door to -

**Located In Little Ratton** Hallway Radiator.

 Sitting Room Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin. Dining Room

Study

8'11 x 6'9 (2.72m x 2.06m) Study

Radiator. Double glazed window to rear aspect.

**Double Glazed Conservatory** Sitting Room Area 22'2 x 10'8 (6.76m x 3.25m)

Radiator. Double glazed window to front aspect.

**Dining Room** 

Kitchen

**Lawned Rear Garden** 

11'4 x 9'2 (3.45m x 2.79m) Bathroom/WC

Radiator. Double glazed patio doors to -

**Double Glazed Conservatory** 12'9 x 10'8 (3.89m x 3.25m)

Double glazed windows to rear aspect. Garage

Kitchen

11'10 x 8'5 (3.61m x 2.57m)

Single drainer sink unit with mixer tap and surrounding worksurfaces and cupboards under. Wall

mounted units. Double glazed window to rear aspect.

**Utility Room** 

8'9 x 7'0 (2.67m x 2.13m)

Appliance space. Door to integral garage. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:

Bedroom 1

14'9 x 9'11 (4.50m x 3.02m)

Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 2

14'9 x 7'10 (4.50m x 2.39m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

9'6 x 8'11 (2.90m x 2.72m)

Radiator. Double glazed window to front aspect.

Bedroom 4

9'1 x 9'0 (2.77m x 2.74m)

Radiator. Double glazed window to front aspect.

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted

double glazed window.

Rear Garden: Laid to lawn and enjoying a Southerly aspect.

Front Garden: Laid to lawn.

15'10 x 8'4 (4.83m x 2.54m)

There is a driveway leading to an INTEGRAL GARAGE.

Council Tax Band= E

EPC = D

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