



TOWN PROPERTY



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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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Main Features

- 4 Bedroom Detached House
- Located In Little Ratton
- Sitting Room
- Dining Room
- Study
- Double Glazed Conservatory
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- Garage

Entrance
Door to -

Porch
Frosted windows. Door to -

Hallway
Radiator.

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin.

Study
8'11 x 6'9 (2.72m x 2.06m)
Radiator. Double glazed window to rear aspect.

Sitting Room Area
22'2 x 10'8 (6.76m x 3.25m)
Radiator. Double glazed window to front aspect.

Dining Room
11'4 x 9'2 (3.45m x 2.79m)
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.

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.

Bathroom/WC
Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

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

Front Garden: Laid to lawn.

Parking
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