



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £325,000 - £350,000



3 Bedroom



1 Reception



1 Bathroom



## 7 The Close, Ratton Village, Eastbourne, BN20 9BW

Enjoying a beautiful setting within Ratton Village and with views across the stunning communal gardens, this converted apartment forms part of the original Ratton Manor, parts of which date back to CIRCA 1625. This superb and spacious apartment has three bedrooms and boasts a large sitting/dining room and a fitted kitchen/breakfast room. In addition, there is a bathroom/wc and residents parking is also provided on a first come first serve basis. A garage is also located in a nearby block. Willingdon Village shops and amenities are within close walking distance and the wonderful walks on the South Downs are also easily accessible.



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Ratton Village,  
Eastbourne, BN20 9BW**

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## Main Features

- Ratton Apartment
- 3 Bedrooms
- Ground Floor
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Bathroom/WC
- Engineered Oak Flooring
- Stunning Communal Gardens
- Garage & Residents Parking

### Entrance

Door to -

### Lobby

Engineered oak flooring. Frosted window.

### Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Engineered oak flooring Frosted window.

### Entrance Hallway

Radiators. Store cupboard. Cupboard housing gas boiler. Carpet. Window to front aspect.

### Sitting/Dining Room

20'6 x 12'4 (6.25m x 3.76m )

Radiator. Fireplace with mantel above and inset gas fire. Carpet. Window to rear aspect.

### Kitchen/Breakfast Room

12'4 x 10'7 (3.76m x 3.23m )

Range of units comprising single drainer sink unit with mixer tap, upstands, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for range cooker ned fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Built-in cupboards. Engineered oak flooring. Radiator. Window to rear aspect.

### Bedroom 1

12'8 x 12'0 (3.86m x 3.66m )

Radiator. Carpet. Window to rear aspect.

### Bedroom 2

12'6 x 8'10 (3.81m x 2.69m )

Radiator. Carpet. Window to rear aspect.

### Bedroom 3

8'9 x 7'1 (2.67m x 2.16m )

Radiator. Carpet. Window to front aspect.

### Bathroom/WC

Suite comprising panelled shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Tiled floor. Frosted window.

### Outside

There are majestic communal gardens which are a notable feature of this outstanding apartment.

### Parking

There is residents parking to the front on a first come first serve basis. There is also a garage located in a nearby block.

EPC = D

Council Tax Band = D

**THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.**

**Ground Rent: Awaiting confirmation**

**Maintenance: £350 per annum including gardening plus £561 per annum building insurance, £171 per annum residents association charge and £52 per annum garage insurance.**

**Lease: 999 years from 1998. We have been advised of the lease term, we have not seen the lease**

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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.