

74 Upper Ratton Drive,
Eastbourne, BN20 9DQ

Freehold

£650,000



4 Bedroom 2 Reception 2 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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A beautifully presented chalet style house enviably situated in Ratton and benefitting from glorious far reaching views towards the sea. Having undergone much improvement by the current vendors the property provides well presented and versatile living accommodation set in pleasant lawned gardens. To the front there is off road parking for several vehicles and access to the garage. The ground floor comprises of two bedrooms, a luxury refitted shower room, a double glazed conservatory, a lounge with stunning far reaching views and a fitted kitchen/breakfast room which opens through to a separate dining room. The first floor comprises of two double bedrooms with glorious views towards the sea and a refitted bathroom. An internal inspection comes highly recommended.

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Main Features	Entrance
	Double glazed front door to-
• Detached Chalet Style House	Hallway
• 4 Bedrooms	Oak flooring. Radiator. Coved ceiling. Stairs to first floor with glass balustrade. Understairs cupboard. Built in cupboard.
• Lounge	Lounge
• Kitchen	15'0 x 11'3 (4.57m x 3.43m)
• Dining Room	Radiator. Coved ceiling. Fitted shelving and display unit. Double glazed window with stunning far reaching views.
• Conservatory	Refitted Kitchen/Breakfast Room
• Ground Floor Shower Room/WC	15'7 x 11'4 (4.75m x 3.45m)
• Bathroom/WC	Refitted range of Smallbone units with extensive solid oak worktop with inset stainless steel sink unit and mixer tap. Built in 5 ring gas hob with frosted glass splashback and extractor above. Built in eye level double oven. Integrated fridge freezer and further space for upright fridge freezer. Space and plumbing for washing machine and dishwasher. Island unit with granite worktops and built in cupboards and drawers. Double glazed windows to front and side aspects. Opening to-
• Garage & Driveway	Dining Room
• Lawned Garden with Far Reaching Views Towards The Sea	11'0 x 10'10 (3.35m x 3.30m)
	Radiator. Coved ceiling. Double glazed window to front aspect.
	Conservatory
	11'11 x 7'7 (3.63m x 2.31m)
	Tiled flooring. Double glazed windows. Double glazed double doors to garden.
	Bedroom 4
	11'1 x 7'9 (3.38m x 2.36m)
	Contemporary style radiator. Coved Ceiling. Double glazed windows.
	Bedroom 3
	11'1 x 8'4 (3.38m x 2.54m)
	Built in wardrobe. Radiator. Coved ceiling. Double glazed window to rear aspect.
	Ground Floor Shower Room/WC
	Luxury refitted white suite comprising of shower cubicle with multiple jets. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Tiled flooring. Part tiled walls. Frosted double glazed window.
	Stairs from Ground to First Floor Landing
	Airing cupboard housing hot water cylinder. Loft access (not inspected). Double glazed window.
	Bedroom 1
	14'7 x 8'11 (4.45m x 2.72m)
	Extensive range of fitted wardrobes. Contemporary style radiator. Double glazed window to front aspect.
	Bedroom 2
	10'10 x 7'10 (3.30m x 2.39m)
	Radiator. Eaves storage. Double glazed window providing stunning far reaching views.

Bathroom/WC
White suite comprising of panelled bath with shower screen, mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity unit under. Part tiled walls. Frosted double glazed window.

Outside
A charming feature of the property is the lawned rear garden that provides a high level of seclusion. Bordered by shrubs the garden commands view over Ratton and towards the sea. There is a summerhouse and gated side access.

Parking
A driveway to the front of the property provides off road parking for several vehicles and access to the-

Garage
Electric up and over door. Light and power.

COUNCIL TAX BAND = F

EPC = C

