

40 Babylon Way,
Eastbourne, BN20 9DE

Freehold

£685,000



5/6 Bedroom 2/3 Reception 3 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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Mature evergreens provide a pleasant level of seclusion for this extended detached house within the exclusive Ratton estate that provides excellent accommodation for extended families. Arranged with five/six bedrooms and two/three receptions, there is a well appointed kitchen/breakfast room and a useful lean to utility room. Two of the bedrooms are complimented by en suites and there is a family bathroom/wc and a unique roof terrace is accessed from the first floor where distant views towards the sea can be enjoyed. Further benefits include a cloakroom, conservatory and gardens that surround the property. A driveway and single garage provide invaluable off street parking. The charming Willingdon Village, excellent local schools, The District General Hospital and Willingdon Golf Club are all close by and the town centre with its Beacon shopping centre and mainline railway station is approximately two and a half miles distant.

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Main Features

- Extended Detached House
- 5/6 Bedrooms
- Cloakroom
- Sitting/Dining Room
- Garden Room & Double Glazed Conservatory
- Kitchen/Breakfast Room
- Lean To Utility Room
- Two En Suites & Family Bathroom/WC
- Mature Rear Gardens & Roof Terrace
- Garage & Driveway

Entrance
Frosted double glazed door to-

Entrance Hallway
Radiator. Understairs cupboard. Tiled flooring. Frosted double glazed window.

Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Tiled floor. Frosted double glazed window.

Sitting/Dining Room
21'1 x 14'2 / 21'6 x 14'2 (6.43m x 4.32m / 6.55m x 4.32m)
Radiator. Wood laminate flooring & carpet. Wood burner and hearth. Double glazed windows to side and rear aspects.

Study/Playroom/Bedroom 6
11'8 x 10'1 (3.56m x 3.07m)
Radiator. Carpet. Double glazed window to side aspect.

Garden Room
12'0 x 7'3 (3.66m x 2.21m)
Carpet. Double glazed windows to front and side aspect. Double glazed door to side garden.

Double Glazed Conservatory
18'5 x 9'7 (5.61m x 2.92m)
Radiator. Tilt and turn door to rear. Double glazed windows to rear aspect.

Kitchen/Breakfast Room
12'0 x 11'4 (3.66m x 3.45m)
Range of units comprising of butlers sink and mixer tap with part tiled walls and surrounding minerva worktops with cupboards and drawers under. Inset 4 ring electric hob and eye level oven and combination microwave. Integrated dishwasher. Space for American style fridge freezer. Range of wall mounted units. Tiled flooring. Radiator. Double glazed window to rear aspect.

Rear Lobby
Door to Boiler/meter cupboard. Door to-

Lean To Utility Room
12'10 x 4'7 (3.91m x 1.40m)
Single drainer sink unit with cupboards and drawers under. Space and plumbing for washing machine, tumble dryer and fridge freezer.

Stairs from Ground to First Floor Landing
Radiator. Linen cupboard. Double glazed window to front aspect. Door to Roof Terrace.

Master Bedroom
14'4 x 14'3 (4.37m x 4.34m)
Radiator. Carpet. Built in wardrobe. Double glazed sliding door to-

Roof Terrace
Balustrade and distant views towards the sea.

En Suite Bath & Shower Room/WC
Panelled corner bath with mixer tap. Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Tiled flooring. Tiled walls. Frosted double glazed window.

Bedroom 2
15'9 x 11'5 (4.80m x 3.48m)
Radiator. Carpet. Eaves cupboard. Double glazed window to front aspect.

Bedroom 3
11'9 x 11'8 (3.58m x 3.56m)
Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Tiled flooring. Fully tiled walls. Frosted double glazed window.

Stairs from First to Second Floor Landing
Carpet.

Bedroom 4
14'10 x 9'11 (4.52m x 3.02m)
Radiator. Carpet. Eaves storage. Double glazed velux window. Door to-

En Suite Shower Room/WC
Low level WC. Wall mounted wash hand basin. Shower cubicle.

Bedroom 5
12'7 x 11'11 (3.84m x 3.63m)
Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to side aspect. Two double glazed velux windows.

Outside
Mature gardens surround the house with established evergreens and planted borders. Areas of patio exist to the rear and there is gated side access.

Parking
There is a driveway and single garage to the rear.

Garage
Up and over door.

COUNCIL TAX BAND = G

EPC = C