



TOWN FLATS



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Leasehold - Share of Freehold

Guide Price

£300,000 - £310,000



2 Bedroom



1 Reception



1 Bathroom



11 Ratton Garden, Eastbourne, BN20 9BT

GUIDE PRICE £300,000 - £310,000

Nestled within the exclusive and highly sought after Ratton Estate, this beautifully presented ground floor home enjoys a tranquil setting along a tree-lined private road. The property benefits from its own private front garden and a spacious lounge that opens directly onto stunning, park like communal gardens. These expansive lawns provide a peaceful green outlook and back directly onto Willingdon Golf Club, while a charming rear pathway offers direct access to the South Downs National Park, perfect for leisurely walks and outdoor pursuits. Inside, the property is bright, airy, and immaculately maintained, featuring a modern fitted kitchen and a contemporary bathroom complete with a separate shower and bath. Both double bedrooms include fitted wardrobes, offering ample storage, while additional features include gas central heating, double glazing, and a separate WC for convenience. With its private front door, share of freehold, and an enviable location combining privacy, greenery and access to nature, this home presents a rare opportunity within one of Eastbourne's most desirable residential areas.

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Eastbourne, BN20 9BT

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Main Features

- Beautifully Presented Garden Apartment Located In The Highly Sought After Ratton Estate
- Ground Floor
- 2 Bedrooms
- Cloakroom
- Double Aspect Lounge
- Refitted Kitchen/Breakfast Room
- Stylish Bath & Shower Room/WC
- Private Walled Front Garden
- Communal Gardens Backing Onto Willingdon Golf Course

Entrance

Frosted double glazed door to-

Entrance Vestibule

Radiator. Door to cloakroom. Glazed inner door to -

Hallway

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap cupboard under. Heated towel rail. Frosted double glazed window.

Double Aspect Lounge

13'5 x 13'5 (4.09m x 4.09m)

Radiator. Carpet. Double glazed windows to rear & side aspects. Double glazed French doors to communal gardens.

Refitted Kitchen/Breakfast Room

11'09 x 10'10 (3.58m x 3.30m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood.

Integrated fridge/freezer, washing machine and tumble dryer. Storage cupboard. Radiator. Double glazed window to front aspect.

Bedroom 1

11'11 x 11'10 (3.63m x 3.61m)

Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 2

10'8 x 8'6 (3.25m x 2.59m)

Radiator. Fitted wardrobe. Double glazed window to front aspect.

Stylish Bath & Shower Room/WC

Suite comprising bath with central taps. Shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap and cupboard below. Heated towel rail.

Underfloor heating. Extractor fan. Frosted double glazed window.

Outside

There is an area of private lawned garden to the front of the property.

Park Like Communal Gardens - Views backing onto Willingdon Golf Course.

Other Details

External storage cupboard.

EPC = D

Council Tax Band = C

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: N/A

Maintenance: £1200 per annum PLUS £90 per annum for the private Ratton Estate charge

Lease: 981 years remaining. We have been advised of the remaining 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.