



16 Parkway, Eastbourne, BN20 9DX

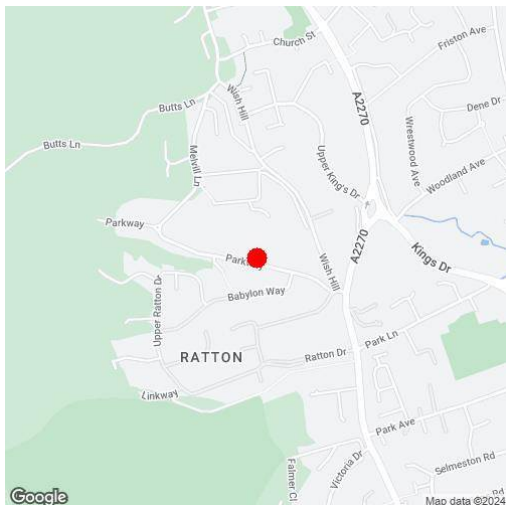
Price £570,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An attractive 3/4 bedroom detached house located in the exclusive and sought after Ratton area backing onto woodland and boasting garage, driveway and secluded rear garden. This delightful property is set close to the foot of the south downs in a quiet residential location and has good access to excellent road links. The property enjoys accommodation comprising entrance hall, sitting room, dining room, kitchen with range of work surface with floor and wall units and appliance spaces with door leading to utility room, downstairs wc, three bedrooms, office/bedroom four and family bathroom with suite comprising panelled bath, pedestal wash hand basin, low level wc and tiled walls and floor. A particular feature is the secluded rear garden backing onto woodland with area of patio, lawn and a variety of plants, shrubs and trees. Further benefits include double glazing and gas central heating.





### At a Glance:

- Delightful 3/4 bedroom detached house
- Popular private Ratton estate
- Backing onto woodland
- Sitting room
- Dining room
- Kitchen and utility room
- Family bathroom and downstairs wc
- Driveway and garage
- Secluded rear garden
- Double glazing and gas central heating

### Accommodation:

**ENTRANCE PORCH**  
Door to:

**ENTRANCE HALL**

**SITTING ROOM**  
19'2" (5.84m) x 13'9" (4.19m)

**DINING ROOM**  
9'10" (3m) x 9'8" (2.95m)

**KITCHEN**  
16'2" (4.93m) x 8'10" (2.69m)

**UTILITY ROOM**  
7'7" (2.31m) x 5'2" (1.57m)

**DOWNSTAIRS WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
14'6" (4.42m) x 13'11" (4.24m)

**BEDROOM TWO**  
11'8" (3.56m) x 10'8" (3.25m)

**BEDROOM THREE**  
13'0" (3.96m) x 7'10" (2.39m) Door leading to:

**OFFICE/BEDROOM FOUR**  
9'11" (3.02m) x 8'2" (2.49m)

**BATHROOM**

**FRONT AND REAR GARDENS**

**INTEGRAL GARAGE**  
With power and light

**EPC**  
"E"

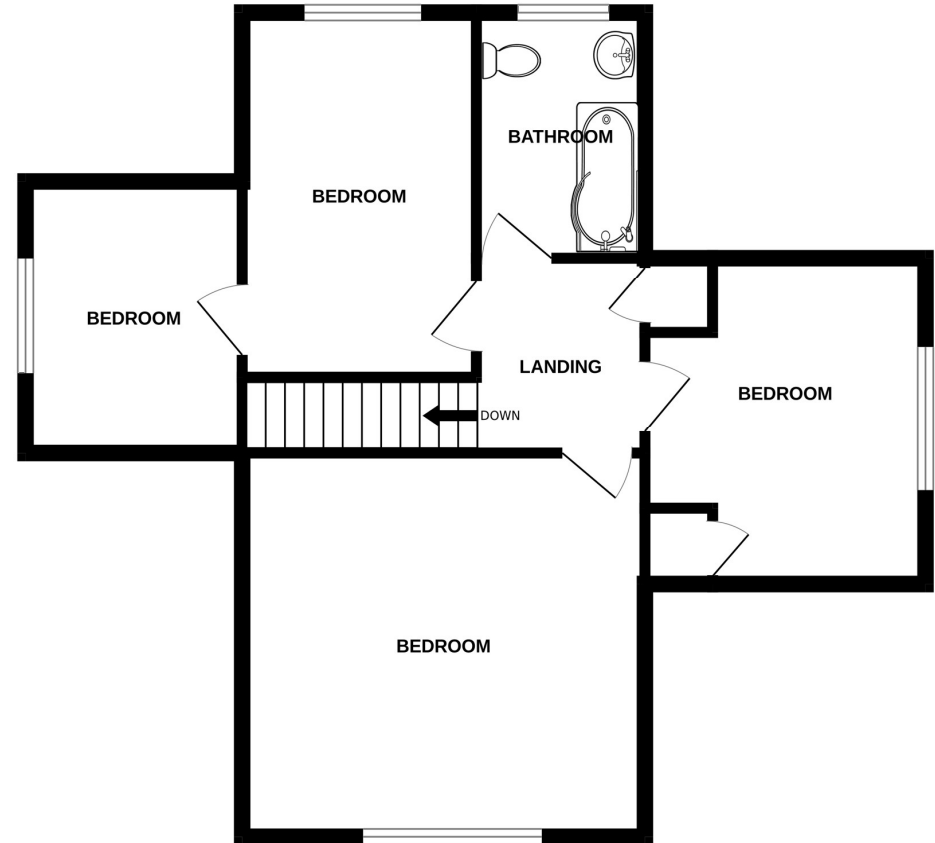
**COUNCIL TAX**  
F



GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**  
28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)  
email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)