



**Goscombe House, 18 The Combe, Eastbourne, BN20 9DB**

Price £1,400,000 | Freehold

**LS Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A rarely available five double bedroom detached house presented in show home condition nestled at the end of a quiet cul-de-sac in the sought after Ratton area of Eastbourne backing onto the South Downs National Park and occupying an elevated position with magnificent views towards the sea. This delightful property was built by respected house builder Millwood Homes in 2013 and enjoys bright and spacious accommodation throughout. As you walk through the front door on the ground floor you are greeted by a spacious entrance hall leading to all the principal rooms which include, sitting room, kitchen/dining room with polished granite work surfaces, fully fitted appliances, breakfast bar, inset spotlights and tiled floor, utility room, vaulted garden room, office and downstairs wc. Stairs rise from the entrance hall to a large central galleried landing where there are five double bedrooms, the main bedroom has a stylish en-suite bath and shower room and there is a second en-suite shower room to bedroom two together with a modern family bathroom. A particular feature of this fine property is the extensive gardens it enjoys which provide direct access to the South Downs and boasts large area of lawn and patio. There is a Garden Pod to the rear of the garden with power and light which offers a private sanctuary away from the main house and makes the most of the breathtaking views. The property benefits from a driveway to the front providing off road parking for a number of vehicles and an integral double garage which adds to the convenience. The property is double glazed throughout and has gas central heating.







## At a Glance:

- Stunning five bedroom detached house
- Tucked away location in Ratton
- Elevated position with breathtaking views
- Beautiful kitchen/dining room with utility room
- Modern family bathroom and two en-suites
- Sitting room, vaulted garden room and office
- Downstairs wc
- Large gardens with access to the South Downs
- Garden pod

## Accommodation:

### ENTRANCE HALL

### SITTING ROOM

22'1" (6.73m) x 13'4" (4.06m)

### VAULTED GARDEN ROOM

16'1" (4.9m) x 11'4" (3.45m)

### KITCHEN / DINING ROOM

23'5" (7.14m) x 14'3" (4.34m)

### UTILITY ROOM

13'5" (4.09m) x 6'0" (1.83m)

### OFFICE

13'2" (4.01m) Into Bay x 11'5" (3.48m)

### DOWNSTAIRS WC

### GALLERIED LANDING

### BEDROOM 1

15'3" (4.65m) x 13'2" (4.01m)

### EN SUITE BATH / SHOWER ROOM

### BEDROOM 2

16'3" (4.95m) x 11'4" (3.45m)

### EN SUITE SHOWER ROOM

### BEDROOM 3

13'6" (4.11m) x 11'3" (3.43m)

### BEDROOM 4

11'2" (3.4m) x 9'3" (2.82m)

### BEDROOM 5

12'2" (3.71m) x 8'7" (2.62m)

### FAMILY BATHROOM

### OUTSIDE:

### GARDENS TO THE FRONT, REAR & SIDE

### INTEGRAL DOUBLE GARAGE

20'3" (6.17m) x 16'8" (5.08m)

### GARDEN POD

12'5" (3.78m) x 8'9" (2.67m)

### COUNCIL TAX:

Band `G`

### EPC:

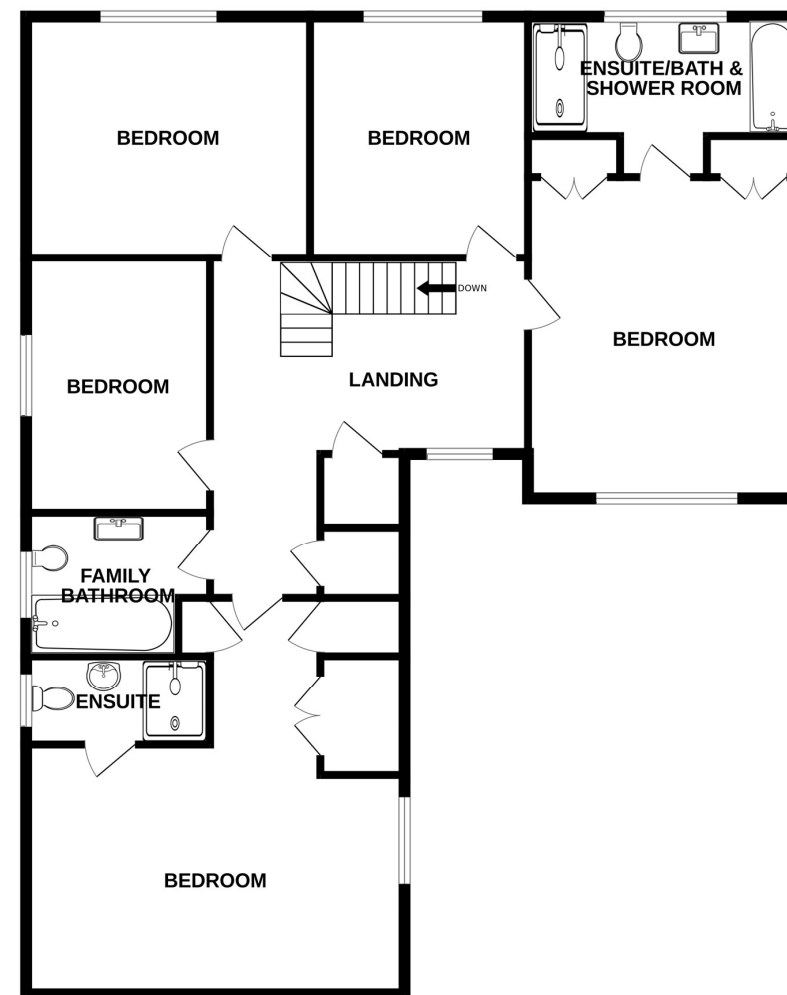
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## GROUND FLOOR



## 1ST FLOOR



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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**LS** Leaper  
Stanbrook

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)