



82 Upper Ratton Drive, Eastbourne, BN20 9DJ

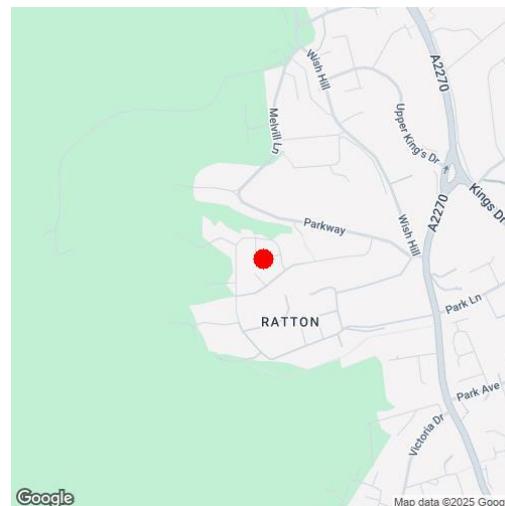
Guide Price £650,000-675,000 | Freehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A most appealing detached Sussex-style residence of individual design with four double bedrooms set within southerly facing gardens and enjoying a pleasant open aspect from the front towards the South Downs. The house has been modernised in recent years and provides well proportioned accommodation over two floors. The ground floor comprises a particularly bright 24' x 12' dual aspect sitting room with patio doors opening on to the rear garden. The impressive 20' x 13' kitchen/dining room also has patio doors opening to the garden. The kitchen area has a comprehensive range of modern wall and base units beneath contoured work surfaces with an integrated double oven, hob and dishwasher. The four bedrooms are set around a part galleried landing and are served by two re-fitted bath/shower rooms, one en-suite to the principal bedroom. The house is set well back from the road and provides ample off-road parking in addition to the integral garage, whilst the rear garden extends to approximately 50' with a patio and lawn. Other benefits include gas central heating and sealed unit double glazing. Located in the much favoured Ratton area, schools catering for most age groups are in the vicinity as is the Willingdon Golf Course, whilst Eastbourne town centre is approximately 2.5 miles away. The house is available with no onward chain and an early internal inspection is highly recommended.





### At a Glance:

- Attractive Sussex-style detached house
- Favoured Ratton area
- No onward chain
- Four double bedrooms
- Delightful 24' sitting room
- Open-plan kitchen/dining room
- Southerly facing garden
- Garage and off-road parking
- Gas central heating
- Sealed unit double glazing



### Accommodation:

**PORCH**

**HALL**

**CLOAKROOM/WC**

**SITTING ROOM**

24'0" (7.32m) x 12'0" (3.66m)

**KITCHEN/DINING ROOM**

20'3" (6.17m) x 14'2" (4.32m) Max

**FIRST FLOOR LANDING**

**BEDROOM 1**

12'0" (3.66m) x 11'0" (3.35m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

12'0" (3.66m) x 11'0" (3.35m)

**BEDROOM 3**

12'0" (3.66m) x 10'0" (3.05m)

**BEDROOM 4**

12'0" (3.66m) x 9'0" (2.74m)

**BATHROOM/WC**

**OUTSIDE:**

**GARDENS FRONT & REAR**

**GARAGE**

17'0" (5.18m) x 9'10" (3m) including depth of steps leading up to the hall.

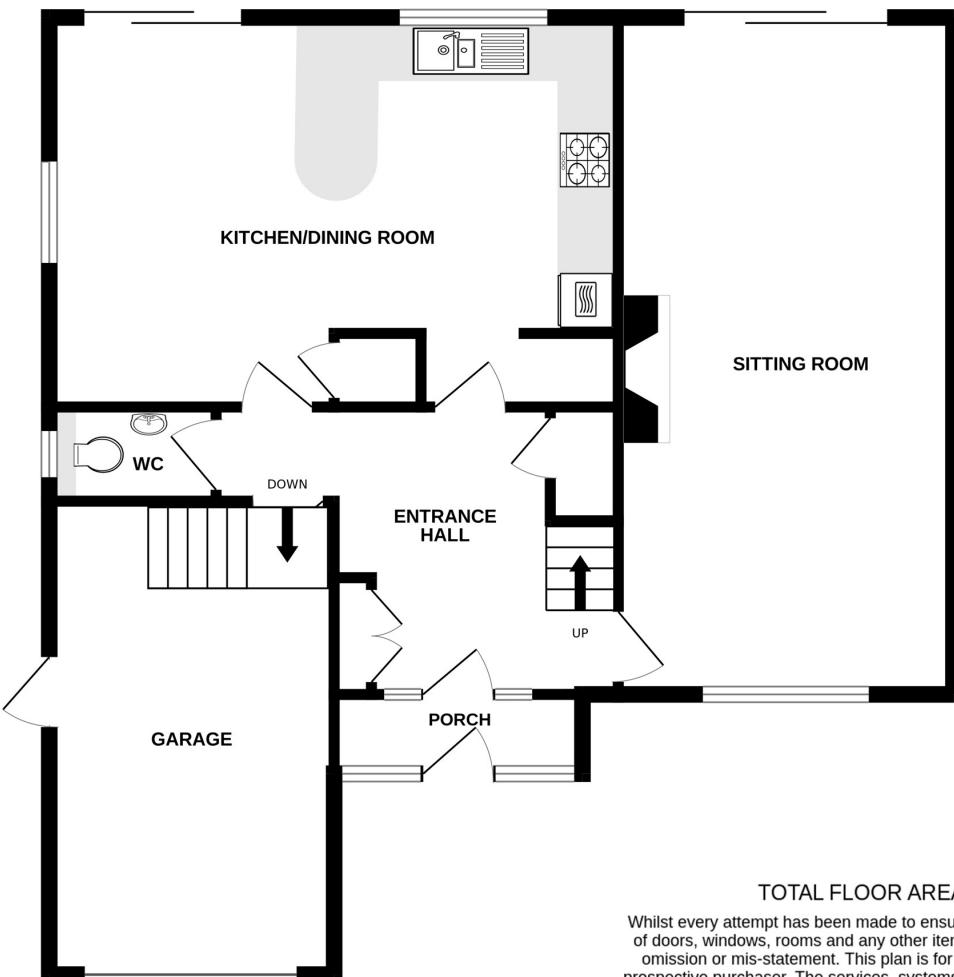
**COUNCIL TAX:**

Band 'F'

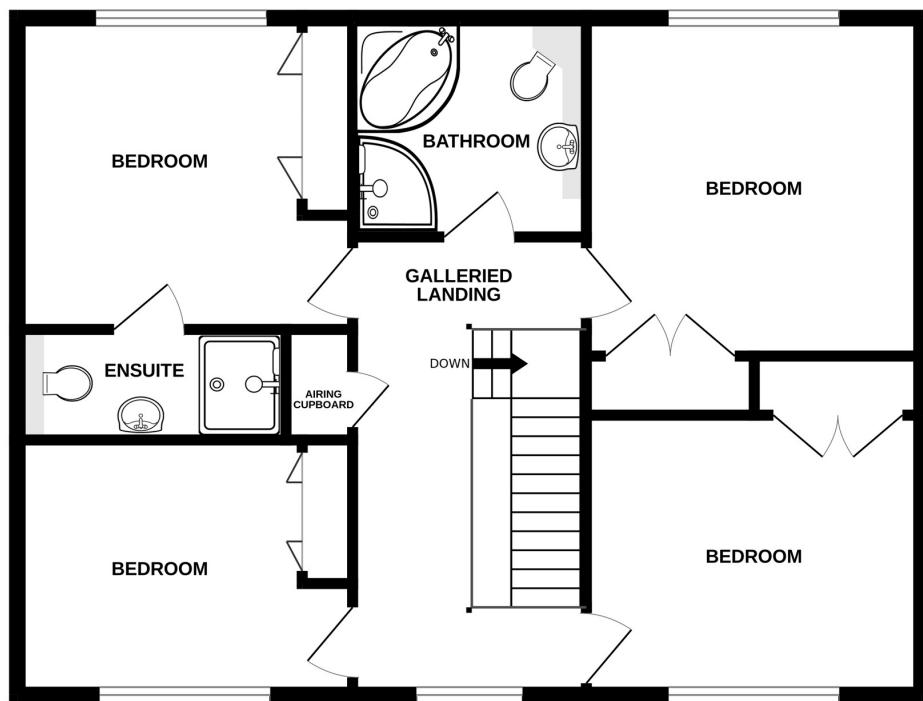
**EPC:**

'D'

GROUND FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR  
777 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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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