



Ratton Lea, 11 Walnut Tree Walk, Eastbourne, BN20 9BP

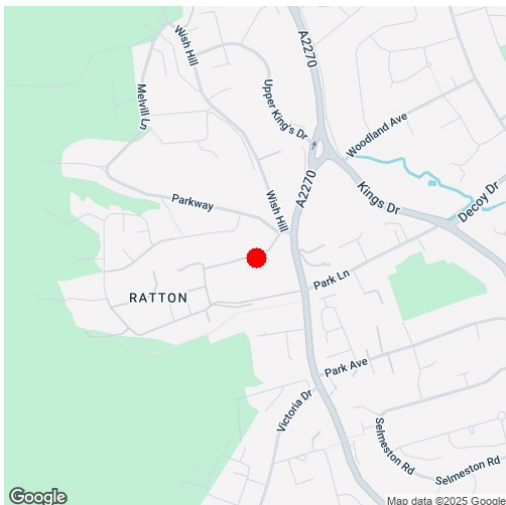
Guide Price £900,000 - £935,000 | Freehold

**LS Leaper
Stanbrook**

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£900,000-£935,000 A beautifully presented and recently renovated four bedroom detached property offering elegant living in one of Eastbourne's most desirable locations, just moments from the stunning South Downs. This delightful property is tucked away within the exclusive and private Old Ratton Estate and has undergone extensive improvements in recent years. Accommodation comprises an entrance porch leading to a spacious and welcoming reception hall. The generous sitting room features an inviting open fireplace, while the separate dining room and charming garden room offer ideal spaces for entertaining or relaxing with views over the garden. At the heart of the home is a modern kitchen/breakfast room, thoughtfully designed with both function and style in mind. A utility room and separate boot room add further practicality to the layout. There are two bedrooms upstairs and two on the ground floor, making this home adaptable for families or those seeking single level living. Three of the four bedrooms benefit from luxurious ensuite shower rooms, and two additional downstairs WCs provide added convenience. Outside, the property enjoys beautifully maintained gardens to both the front and rear, offering privacy and space to enjoy the outdoors. A private driveway provides ample parking and leads to an integral garage. The property has been re wired, re plumbed and had new carpets and attractive restored wooden parquet flooring on the ground floor. Early viewing is highly recommended to appreciate the many merits of this fine property.





At a Glance:

- Magnificent four bedroom detached home
- Exclusive Old Ratton estate
- Beautifully presented throughout
- Stunning well stocked gardens
- Sitting room with open fire
- Three luxurious shower rooms
- Gorgeous kitchen/breakfast room with utility room
- Driveway and garage
- Re wired, re plumbed, new carpets and new aluminium windows
- Beautiful garden room

Accommodation:

ENTRANCE PORCH

RECEPTION HALL
15'2" (4.62m) x 9'9" (2.97m)

WC

SITTING ROOM
19'9" (6.02m) x 13'9" (4.19m)

DINING ROOM
12'9" (3.89m) x 11'9" (3.58m)

GARDEN ROOM
19'4" (5.89m) x 7'8" (2.34m)

KITCHEN/BREAKFAST ROOM
24'7" (7.49m) x 10'1" (3.07m)

UTILITY ROOM

BOOT ROOM

WC

BEDROOM 1
13'7" (4.14m) x 13'7" (4.14m)

EN-SUITE SHOWER ROOM

BEDROOM 2
20'6" (6.25m) x 13'9" (4.19m)

FIRST FLOOR LANDING/STUDY AREA

BEDROOM 3
13'9" (4.19m) x 8'8" (2.64m)

EN-SUITE SHOWER ROOM

BEDROOM 4
12'9" (3.89m) x 8'9" (2.67m)

EN-SUITE SHOWER ROOM

LOFT ROOM
12'9" (3.89m) x 7'8" (2.34m)

OUTSIDE:

FRONT GARDEN

DRIVEWAY

GARAGE

REAR GARDEN

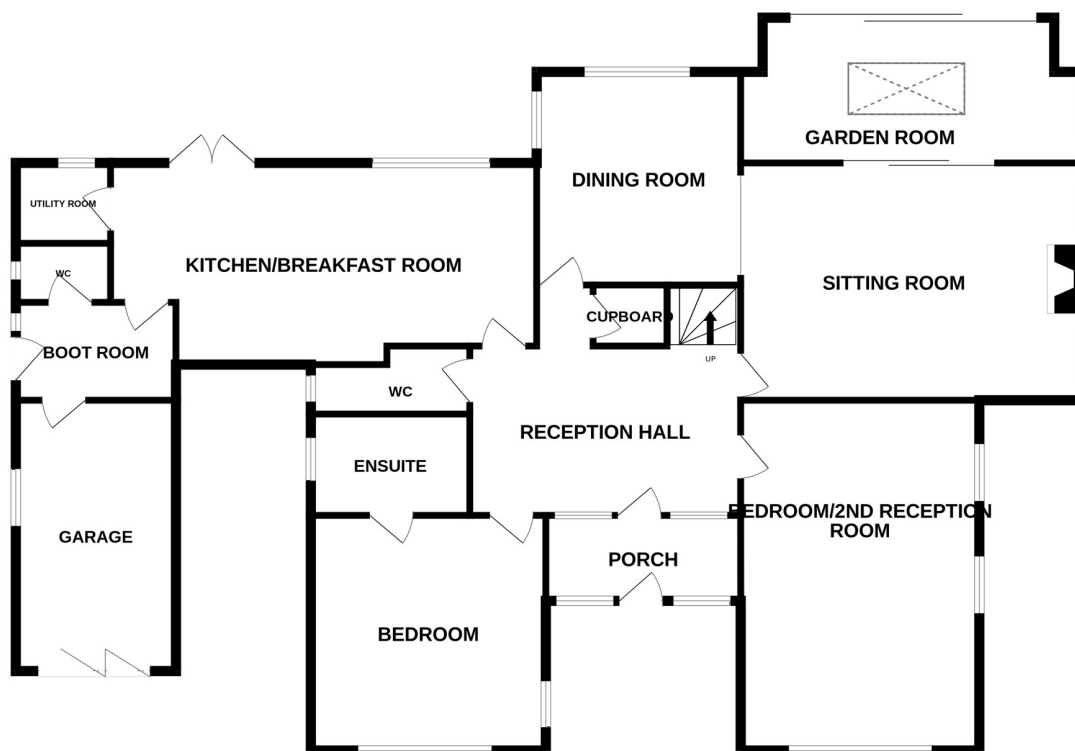
COUNCIL TAX:
Band "C"

EPC:
"D"

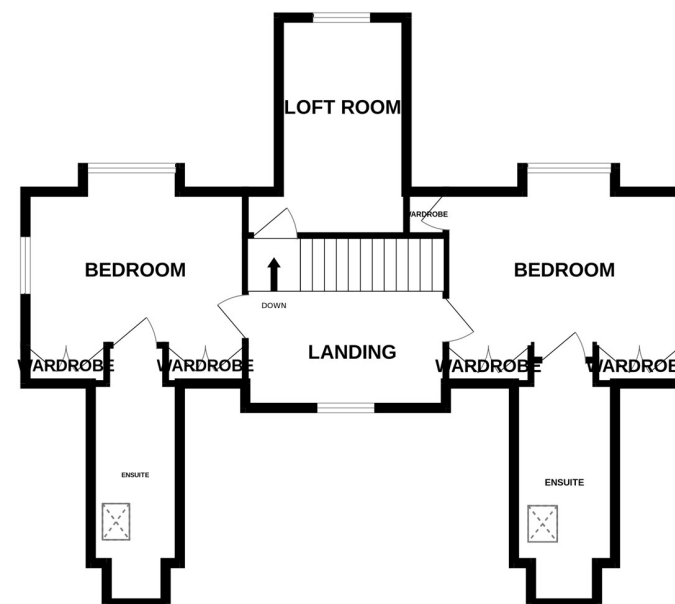
NB:
Service charge of approximately £300 per annum to the Old Ratton Residents' Association for upkeep of roads and trees



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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