



# BROOK GAMBLE



**17 Babylon Way, Eastbourne, BN20 9DL**

**£525,000**

Brook Gamble are delighted to offer to the market this extended 2 bedroom detached home in the much sought after Ratton Estate in Eastbourne. The property has been in the same ownership for many years and as such does require some modernisation. The large ground floor accommodation includes the Lounge, extended Dining Room, Study, Kitchen and Cloakroom, whilst the first floor comprises the 2 large Bedrooms and a Shower Room. A particular feature of the property is the wonderful landscaped rear garden, whilst there is also a driveway for off street parking and a detached garage. Being offered to the market chain free, viewing is considered essential. Sole Agents.

### **Entrance Hall**

Wooden front door opening into Entrance Hall; with cloaks cupboard with shelving, radiator, wall mounted thermostat, under stairs cupboard with lighting, UPVC double glazed window to side.

### **Cloakroom**

Low flush WC, pedestal wash basin, radiator, part tiling to walls, frosted UPVC double glazed window to side.

### **Lounge 19'1 x 14'1 (5.82m x 4.29m)**

Fireplace with tiled hearth and mantle. Two double radiators, UPVC double glazed window to side. UPVC double glazed window to front.

### **Dining Room 21' x 10' (6.40m x 3.05m)**

Radiator, UPVC double glazed sliding patio doors to garden.

### **Study 9'5 x 9'4 (2.87m x 2.84m)**

UPVC double glazed window to rear.

### **Kitchen 16'3 x 8'10 (4.95m x 2.69m)**

Single drainer sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with cooker hood above. Eye-level electric double oven, space and plumbing for washing machine, space for fridge freezer, further appliance space, double radiator, wall units, part tiling to walls, storage cupboard with shelving, larder cupboard with shelving, UPVC double glazed window to rear, UPVC double glazed door to side.

### **First Floor Landing**

Stairs rising from from Entrance Hall to First Floor Landing; with hatch to loft space; cupboard housing gas boiler, linen cupboard with insulated cylinder.

### **Bedroom 1 14'6 x 14'2 (4.42m x 4.32m)**

Measurements include the depth of the built-in wardrobe cupboards. Double radiator, eave storage cupboard, UPVC double glazed window to front.

### **Bedroom 2 13'4 red to 9'11 x 16'4 red to 9'3 (4.06m red to 3.02m x 4.98m red to 2.82m)**

Measurements exclude the depth of the built-in wardrobe cupboards, double radiator, UPVC double glazed window to side. UPVC double glazed window overlooking the rear garden.

### **Shower Room**

Shower unit and glazed shower screen, wash basin set into vanity unit with cupboards below. Low flush WC, heated towel rail, radiator, part tiling to walls, frosted UPVC double glazed window to rear.

### **Outside**

There are gardens to the front and rear of the property. The front garden is laid to lawn with paved pathway and enclosed by a stone wall with a gated

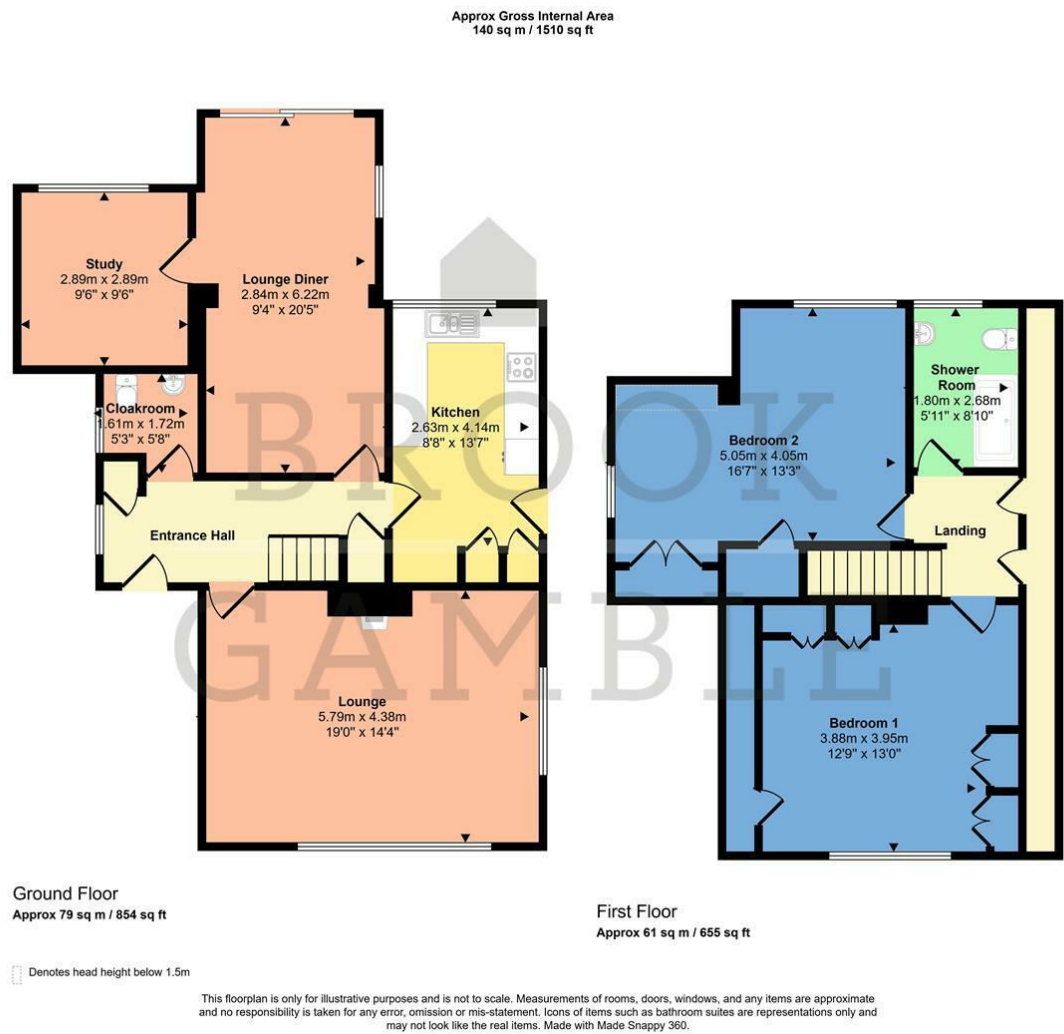
driveway offering off street parking and access to the Garage.

The large rear garden is a particular feature having been landscaped to give a large lawn area with raised flowerbeds, paved pathways, paved patio, mature trees and shrubs and hedges. There is a gate for side access.

The detached garage has pitch roof and up and over door and a personal door to the rear garden.



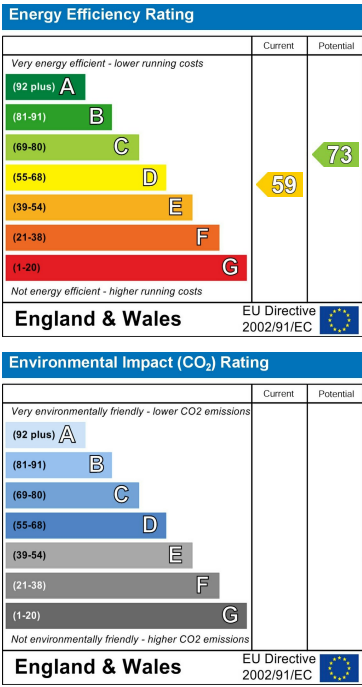
Floor Plan



Area Map



Energy Efficiency Graph



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