TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£245,000 - £260,000



18 Ratton Garden, Ratton Drive, Ratton, BN20 9BT

A rare opportunity to acquire a spacious two bedroom ground floor apartment situated within the highly desirable private Ratton Estate. Positioned along the stunning tree-lined Ratton Drive, the property enjoys a peaceful and leafy setting, with its own private courtyard garden and a particularly impressive bay fronted, dual aspect sitting room featuring both a bay window and patio doors overlooking the communal gardens. The property offers two double bedrooms, a shower room and separate WC, with the WC also benefiting from access directly from the principal bedroom and hallway. Outside, the beautifully maintained communal lawns provide a wonderful park like setting, with a gated rear pathway leading directly onto the South Downs, making this an exceptional location for walking and enjoying the surrounding countryside. Further benefits include a share of the freehold, reasonable service charges and no onward chain.

www.town-property.com info@townflats.com

18 Ratton Garden, Ratton Drive, Ratton, BN20 9BT

Leasehold - Share of Freehold

Guide Price £245,000 - £260,000

Main Features

- Ground Floor Two Bedroom Apartment
- Exclusive Ratton Estate Location
- Private Courtyard Garden
- Spacious Bay Fronted Dual Aspect Sitting Room
- Two Double Bedrooms With Fitted Wardrobes
- Shower Room & Separate WC
- Share Of Freehold
- Reasonable Service Charges
- Stunning Communal Gardens
- CHAIN FREE

Entrance
Private entrance door to porch with internal door to -

Hallway
Night storage heater. Airing cupboard plus further cupboard.

Cloakroom
Low level WC. Wash hand basin with mixer tap. Double glazed window to front aspect. Doors to hallway and bedroom 1.

Lounge
13'6 x 13'6 (4.11m x 4.11m)
Night storage heater. Electric fireplace. Double glazed window to side aspect. Double glazed bay side windows and French doors to front aspect overlooking the communal gardens.

Fitted Kitchen
11'7 x 10'5 (3.53m x 3.18m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Integrated dishwasher. Plumbing and space for washing machine, fridge/freezer and cooker. Condenser tumble dryer. Understairs cupboard. Double glazed window to rear aspect. Double glazed back door to private courtyard.

Bedroom 1
11'9 x 10'0 (3.58m x 3.05m)
Night storage heater. Fitted wardrobe. Double glazed window to front aspect. Door to Cloakroom.

Bedroom 2 (Currently Used As A Dining Room)
12'6 x 8'5 (3.81m x 2.57m)
Night storage heater. Fitted wardrobe. Double glazed window to rear aspect.

Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window.

Outside
Private courtyard garden accessed from the Kitchen. Stunning lawned communal gardens to the front.

Other Details
Coal house, this door is located next to the kitchen back door, houses the water tank, shelved one side, floor space for storage/wheelie bins.

EPC = E

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £595.81 paid half yearly
Old Ratton Residents Association Charge: £136 per annum
Lease: 999 years from 2007. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.