

9 Melvill Lane

Eastbourne, BN20 9EA

£610,000

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Phil Hall Estate Agents welcomes to the market this stunning three-bedroom detached ‘Sussex Style’ family home, set within the highly sought-after Upper Ratton area of Eastbourne. Blending timeless charm with modern comforts, this beautiful property is ideally positioned within easy reach of well-regarded local schools, Eastbourne town centre, and the South Downs, making it an exceptional choice for family living.

Upon entering, you are greeted by a spacious entrance hall that provides access to the ground floor accommodation and stairs to the first floor. To the right lies the impressive triple-aspect living room, filled with natural light and enjoying views to the front, side, and rear. A feature inset wood burner creates a cosy focal point, while double glazed doors open directly onto the rear garden, seamlessly linking indoor and outdoor living.

A separate dining area with front aspect outlook flows into the beautifully designed modern kitchen, which comes fitted with an excellent range of wall-mounted and base units, sleek work surfaces, and integrated appliances including an oven, hob with extractor hood, slimline dishwasher, and fridge freezer. A rear door offers direct access to the garden, and completing the ground floor is a stylish cloakroom fitted with a two-piece suite.

The first floor continues to impress with three generously proportioned bedrooms. Bedroom one is a bright and airy double-aspect room with views across both the front and rear, while bedroom two benefits from a private walk-in dressing area. Bedroom three is also well-sized and ideal as a child’s room, home office, or guest bedroom. The beautifully presented family bathroom includes a panel-enclosed bath and a separate walk-in shower, alongside a cleverly incorporated utility area with space for both a washing machine and tumble dryer beneath a fitted work surface.

Importantly, the property also presents exciting potential to extend into the garage to create additional living space.

























LOCATION, LOCATION, LOCATION
The property enjoys a prime position in the highly desirable Upper Ratton area of Eastbourne, offering the perfect balance between peaceful residential living and convenient access to amenities. For those who enjoy the outdoors, the home is ideally placed for exploring the nearby South Downs National Park, with its miles of walking trails, fresh air, and outstanding natural beauty right on the doorstep. Eastbourne town centre, with its excellent range of shops, restaurants, and leisure facilities, is just a short drive away, as are the train station and seafront, making the location equally appealing for commuters and families alike. In addition, the property provides excellent road links both into and out of Eastbourne, ensuring straightforward access to surrounding areas and beyond.

Entrance Hall

Ground Floor Cloakroom
4'07 x 2'05 (1.40m x 0.74m)

Living Room
17'01 x 11'10 (5.21m x 3.61m)

Kitchen/Dining Room
17'01 x 11'11 (5.21m x 3.63m)

Dining Area
11'11 x 8'10 (3.63m x 2.69m)

Kitchen
11'11 x 7'07 (3.63m x 2.31m)

First Floor Landing

Bedroom One
17'02 x 11'11 (5.23m x 3.63m)

Bedroom Two
9'09 x 9'00 (2.97m x 2.74m)

Walk in Wardrobe
9'03 x 3'04 (2.82m x 1.02m)

Bedroom Three
8'11 x 8'01 (2.72m x 2.46m)

Bathroom
11'05 max x 7'05 (3.48m max x 2.26m)

Outside
Outside, the property offers excellent kerb appeal with a brick-blocked driveway providing ample off-road parking and leading to the garage. A neat area of lawn complements the frontage, while gated side access leads to the rear garden.

The rear garden is a true highlight of the home, featuring a spacious sandstone patio adjoining the property, perfect for outdoor dining and entertaining. Beyond, a generous expanse of lawn is framed by mature trees, creating a peaceful and private setting while offering a blank canvas for the new owners to design their dream garden.

Garage
17'01 x 7'11 (5.21m x 2.41m)

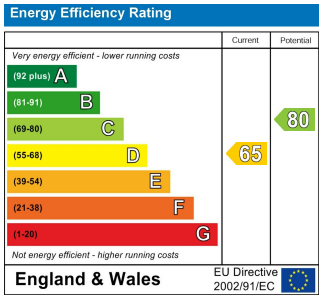
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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