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Taylor Engley

<u>18 Woodcroft Drive, Little Ratton, Eastbourne, BN21 2XP</u>
<u>Offers In Excess Of £500,000 Freehold</u>

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this well presented SPACIOUS FOUR BEDROOM DETACHED HOUSE, situated in the desirable LITTLE RATTON area of Eastbourne. The property features an impressive open plan modern kitchen and dining area with New Wave doors opening in to the garden, a 20'10 lounge, four bedrooms and two modern bathrooms. * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING - all the windows were replaced approximately four yeas ago, GARAGE * EPC = D**

*** SPACIOUS ENTRANCE PORCH * HALLWAY * GROUND FLOOR SHOWER ROOM * LOUNGE * KITCHEN OPEN PLAN TO DINING AREA * FOUR BEDROOMS * BATHROOM * GARAGE * DRIVEWAY * GARDENS TO FRONT & REAR ***

The property is located in the favoured Little Ratton area, being within walking distance of Ratton school and Ocklynge school. Bus services serve the local area and Sussex Downs College and Eastbourne District General Hospital can be found at the nearby Kings Drive. Further local amenities include the David Lloyd Leisure Club and Willingdon Golf Course. Eastbourne's town centre is approximately two miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

FRONT DOOR TO:

SPACIOUS ENTRANCE PORCH
9'10" x 9' (3.00m x 2.74m)
Wood flooring, internal door to garage, door to:

HALLWAY
13'1" x 9" max (3.99m x 2.74m max)
Wood flooring, fitted with a range of navy cupboards, one housing space and plumbing for washing machine and tumble dryer and the Worcester boiler, seating area, double glazed window to rear and door to garden.

GROUND FLOOR SHOWER ROOM
7'10" x 6'4" (2.39m x 1.93m)
Suite comprising low level wc, large walk-in shower, washbasin with cupboards below, double glazed window to rear, extractor fan.

LOUNGE
20'10" x 15'8" narrowing to 12'7" (6.35m x 4.78m narrowing to 3.84m)
Wood flooring, large double glazed window with outlook to front, understairs seating area, built-in cupboards and shelving to the chimney recessed areas, wood burning stove with oak mantle above, double doors to:

OPEN PLAN KITCHEN DINER
20'11" x 13'6" narrowing to 9'9" (6.38m x 4.11m narrowing to 2.97m)
The kitchen area is fitted with modern white fronted cupboards and drawers, integral dishwasher and fridge freezer, built-in AEG oven, Bosch microwave, Bosch gas hob and a plate warmer, Dekton worksurfaces, sink unit with extendable tap, double glazed window overlooking the rear garden, tiled floor, breakfast bar, radiator, New Wave folding doors to garden.

From the lounge, stairs rise to the first floor landing, oak flooring, hatch to boarded loft space, with fitted ladder and light.

BEDROOM ONE
12'7" x 11'11" (3.84m x 3.63m)
Radiator, double glazed window with outlook to front, oak flooring.

BEDROOM TWO
12' x 9'11" (3.66m x 3.02m)
Oak flooring, double glazed window with outlook to rear, radiator, built-in cupboard.

BEDROOM THREE
9'7" x 8'8" (2.92m x 2.64m)
Oak flooring, radiator, double glazed window with outlook to front.

BEDROOM FOUR
8'8" x 6'11" (2.64m x 2.11m)
Oak flooring, double glazed window with outlook to rear, radiator.

BATHROOM
8'6" x 5'5" (2.59m x 1.65m)
White suite comprising 'P' shaped bath with shower over, low level w.c, washbasin with drawers below, two double glazed windows to side, tiled floor.

GARAGE AND DRIVEWAY
16'4" x 8'10" (4.98m x 2.69m)
Driveway parking leading to the garage with electric door to front, door to entrance porch, power and light.

GARDEN
The westerly facing rear garden enjoys patio areas, lawn, well stocked flowerbeds, outside tap and power socket, fenced and walled surround, gate to front, large timber storage shed to side.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

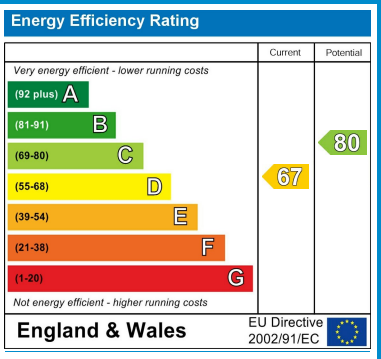
COUNCIL TAX BAND:
Council Tax Band E.

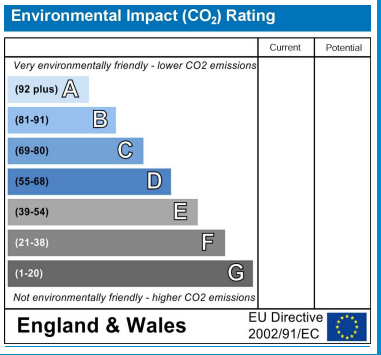
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

Ground Floor

First Floor





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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