



4 Walnut Tree Walk, Eastbourne, BN20 9BP Offers Over £850,000



An exceptional, modern detached house situated within one of the private Ratton Estate's most favoured, tree lined roads. Built by the current owners, approximately 20 years ago and comprising briefly of two separate reception rooms and a study, an impressive conservatory, Kitchen with integrated appliances, and ground floor cloakroom. The quality and space continues to the first floor where you can find a Master bedroom with En-Suite, a second bedroom with En-Suite, family bathroom and two further bedrooms. Externally the property enjoys a large mature plot with good privacy, framed by hedging and trees with seating areas and a Chelsea summerhouse.

Walnut Tree Walk is enviably situated at the foot of the South Downs in the exclusive residential area of Ratton. Willingdon village is close by as is Eastbourne's town centre, which has a principal shopping thoroughfare and a number of amenities which include theatres and the Town Art Gallery. Eastbourne's seafront is just beyond the town and there are a number of sporting and recreation facilities in Eastbourne. Mainline rail services allow access from Eastbourne to London Victoria and beyond.

Internal viewing is highly recommended by sole selling agents Hunt Frame.



Oak front door. Additional internal oak glazed doors and internal shutters to the front elevation of the property.

Entrance Hall

Limestone tiled flooring, radiator, under stairs storage cupboard, turning staircase rising to first floor landing, door to:

Ground floor cloakroom

Modern white suite comprising of a low level wc with concealed cistern, vanity wash hand basin set into counter top with shelving below, radiator, limestone tiled flooring. Wall mounted gas fire boiler.

Study

10'8 x 9'6 (3.25m x 2.90m)

Double glazed bay window to the front, radiator, Amtico flooring.

Dining Room

12'6 x 12'4 (3.81m x 3.76m)

Radiator, double glazed window to the front, glazed double doors leading to:

Lounge

18'4 x 12'4 (5.59m x 3.76m)

Feature limestone fireplace and hearth with fitted gas fire, radiator, glazed double doors to:

Conservatory

15 x 11'10 (4.57m x 3.61m)

Double pitch glass roof, tiled floor with underfloor electric heating, wall lights, doors to rear garden.

Kitchen

15 x 13'7 (4.57m x 4.14m)

Fitted in a range of wall and base mounted cupboards and drawers. Complimentary solid granite work tops with inset stainless steel sink with single drainer and mixer tap. Built in eye level double oven and four ring gas hob with extractor hood above, eye level fitted microwave. Integrated washing machine, dishwasher and fridge/freezer. Limestone tiled floor, radiator, recessed spot lighting, double glazed window to the rear, double glazed door to the side.

First floor landing

Radiator, access to boarded loft space with power and light.

Bedroom One

14'2 x 12'4 (4.32m x 3.76m)

Range of fitted mirror fronted wardrobes, radiator, double glazed window to the rear, door to:

En-Suite

In a white suite, comprising of a tiled corner shower cubicle, low level wc, pedestal wash hand basin, part tiled walls, mirror with shaving light above, radiator

Bedroom Two

12'4 x 9'9 (3.76m x 2.97m)

Radiator, double glazed window to the front.

En-Suite

In a white suite comprising of a tiled corner shower cubicle, low level wc, pedestal wash hand basin, part tiled walls, mirror with shaving light above, radiator

Bedroom Three

13'6 x 11'4 (4.11m x 3.45m)

(currently used as an office) Range of fitted wardrobes and office furniture including desk with cupboards and drawers below, glass fronted display cabinet, shelving, double glazed window to the rear

Bedroom Four

11'6 x 9' (3.51m x 2.74m)

Range of fitted wardrobes, radiator, two double glazed windows to the front.

Bathroom

A luxury suite comprising of a free standing bath with central mixer tap, low level wc, pedestal wash hand basin, recessed spot lighting, heated chrome towel ladder, mirror with shaving light above, double glazed window to the side. Karndean flooring.

OUTSIDE

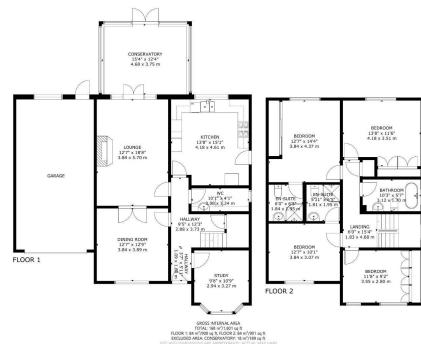
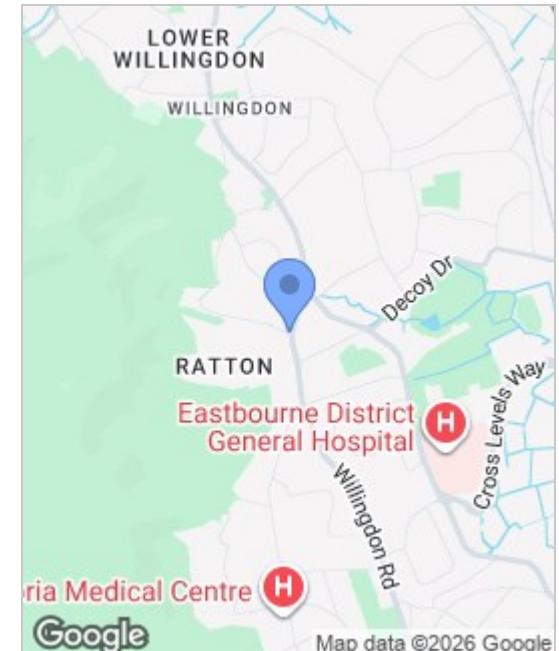
The house is approached via double wooden gates giving access to an extensive block paved driveway providing off road parking for a number of vehicles.

Attached GARAGE with electric up and over door, power and light.

Rear Garden- Beautifully landscaped with formal hedges, bushes and shrubs. Lawn with shingle path border and Chelsea summer house with power. There is also a further area of garden to the side of the property which is laid to lawn with a variety of trees, bushes and shrubs. Fitted garden lights to the perimeter of the garden. Large garden shed.

Eastbourne Borough Council Tax Band: G

Ratton Estate Charge: £314 for 2025/2026



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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