Freehold

13 The Combe,
Eastbourne, BN20 9DB

£625,000

4 Bedroom | 3 Reception | 2 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

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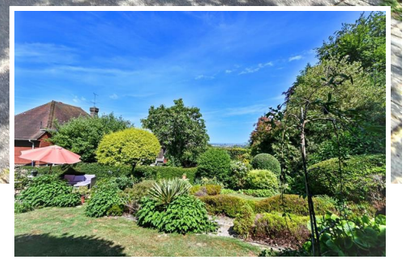

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Situated within the highly sought after Ratton Estate, this impressive four bedroom detached residence occupies a generous corner plot at the end of a peaceful cul-de-sac, offering an exceptional blend of privacy, space and lifestyle appeal. Beautifully presented throughout, the home enjoys far reaching views across Eastbourne towards the coastline and the South Downs, creating a stunning backdrop from both the property and its mature gardens. Designed for modern living, the spacious and versatile accommodation is ideally suited to growing families, home working, multi generational living or entertaining. Light filled and well proportioned throughout, the layout flows effortlessly between the living spaces, while a generous conservatory overlooks the established gardens, providing the perfect place to relax and enjoy the changing seasons. Outside, the beautifully maintained gardens offer a private retreat with mature planting and plenty of space for outdoor dining and entertaining. The substantial frontage provides ample off road parking for multiple vehicles, adding further practicality. Additional benefits include two contemporary shower rooms, generous reception areas and a prime location close to excellent schools, local amenities, transport links, golf courses and the open spaces of the South Downs National Park. Combining flexible accommodation, impressive views and an enviable setting, this is a rare opportunity to acquire a substantial family home in one of Eastbourne's most prestigious residential locations.

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Main Features

- Detached House In Quiet Ratton Cul-De-Sac
- 4 Bedrooms
- Lounge & Dining Room
- Conservatory
- Kitchen
- Ground Floor Cloakroom
- Open Plan Kitchen/Living Area
- Two Shower Rooms/WC
- South Facing Rear Garden
- Driveway

Entrance
Double glazed front door to-

Entrance Porch
Double glazed windows. Inner door to-

Hallway
Radiator. Stairs to first floor. Round window.

Lounge
16'0 x 12'8 (4.88m x 3.86m)
Radiator. Feature fireplace. Two double glazed windows to side aspect. Double glazed bay window to front aspect. Doors to-

Dining Room
9'0 x 8'3 (2.74m x 2.51m)
Radiator. Double glazed window to side aspect. Double glazed door to-

Conservatory
18'1 x 8'0 (5.51m x 2.44m)
Two radiators. Double glazed windows. Double glazed double doors to garden. Door to-

Kitchen
9'7 x 8'4 (2.92m x 2.54m)
Range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Space for cooker. Tiled walls. Radiator. Double glazed window to rear aspect.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Radiator. Double glazed window.

Open Plan Kitchen/Living Area
8'2 x 8'0 / 21'2 x 8'2 (2.49m x 2.44m / 6.45m x 2.49m)
Range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under. Cupboard housing boiler. Double glazed window to rear aspect. Double glazed door to side. Radiator. Stairs to first floor. Double glazed bay window to front aspect.

Stairs from Hallway to First Floor Landing
Cupboard. Loft access (not inspected). Double glazed window to front aspect.

Bedroom 1
15'5 x 10'4 (4.70m x 3.15m)
Radiator. Built in wardrobes. Double glazed windows to front and side aspects.

Bedroom 2
15'9 x 8'5 (4.80m x 2.57m)
Radiator. Double glazed window to rear aspect.

Shower Room/WC
Walk in shower enclosure. Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Double glazed window to rear aspect.

Stairs from Kitchen/Living Area to Second Landing

Bedroom 3
9'1 x 8''5 (2.77m x 2.44m'1.52m)
Radiator. Double glazed window to front aspect.

Shower Room
Shower cubicle. Low level WC. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Extractor fan.

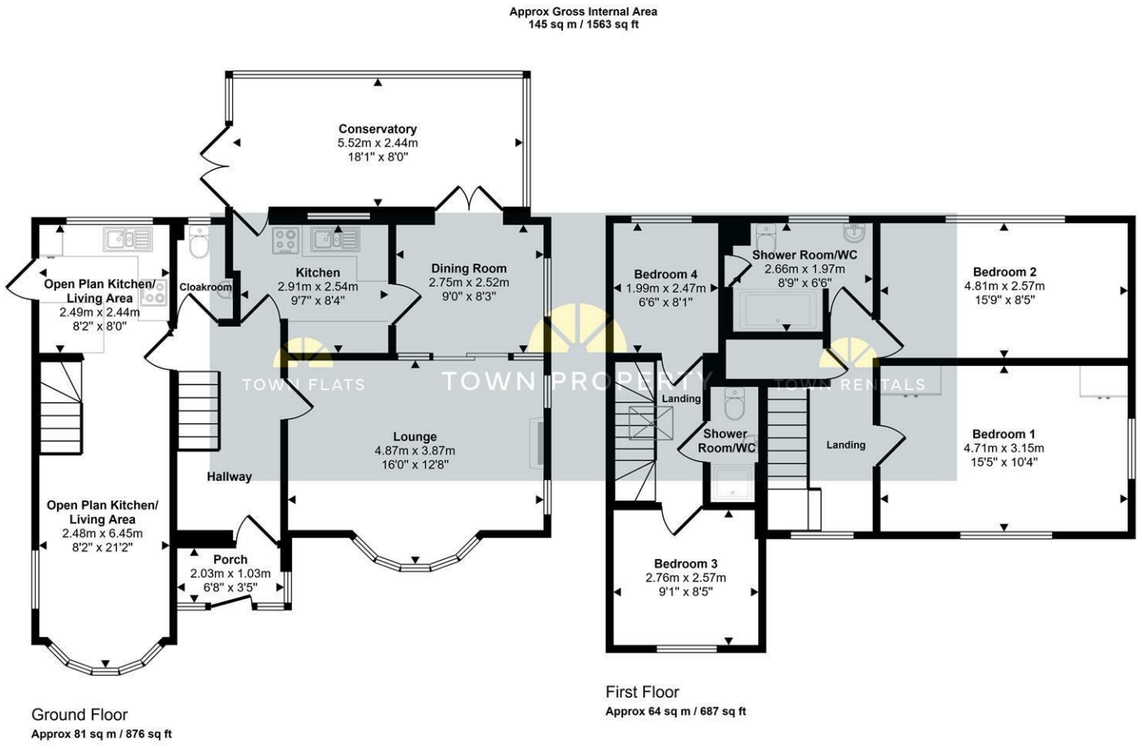
Bedroom 4
8'1 x 6'6 (2.46m x 1.98m)
Radiator. Double glazed window to rear aspect.

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. There is a variety of mature trees, shrubs and plants.

Parking
A driveway to the front provides off road parking.

COUNCIL TAX BAND = D

EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.