



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£275,000



2 Bedroom



1 Reception



1 Bathroom



15 Ratton Garden, Ratton Drive, Eastbourne, BN20 9BT

A beautifully presented ground floor apartment with private walled garden and private entrance door. Enviably situated on the exclusive Ratton development and backing directly onto Willingdon Golf Course the apartment benefits from 2 double bedrooms, a wonderful refitted kitchen & shower room, separate cloakroom and external utility room. The development is set in stunning lawned communal gardens and is being sold with a share of the freehold. An internal inspection comes very highly recommended.



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info@townflats.com

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Ratton Drive,
Eastbourne, BN20 9BT

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Main Features

- Beautifully Presented Ground Floor Apartment
- Private Walled Garden & Private Entrance Door
- Two Generously Sized Double Bedrooms
- Double Aspect Lounge With French Doors Opening To Stunning Communal Gardens
- Wonderful Refitted Kitchen
- Modern Shower Room/WC
- Separate Cloakroom
- Useful External Utility Room
- Exclusive Ratton Development Location
- Share Of The Freehold & Chain Free

Entrance

Private entrance door to-

Hallway

Radiator. Inset spotlights. Coved ceiling.

Double Aspect Lounge

13'1 x 13'1 (3.99m x 3.99m)
Feature fireplace. Serving hatch. Television point. Double glazed window to side aspect. Double glazed French doors to communal gardens.

Fitted Kitchen

11'5 x 10'10 (3.48m x 3.30m)
Range of fitted wall and base units. Worktop with inset stainless steel sink bowl and drainer with mixer tap. Built-in electric hon and double oven with glass splashback. Extractor cooker hood. Integrated fridge/freezer and dishwasher. Inset spotlights. Coved ceiling. Double glazed window to front aspect.

Bedroom 1

11'7 x 10'10 (3.53m x 3.30m)
Radiator. Extensive range of fitted wardrobes. Inset spotlights. Coved ceiling. Double glazed window to rear aspect

Bedroom 2

11'0 x 8'7 (3.35m x 2.62m)
Coved ceiling. Inset spotlights. Fitted dropdown double bed with storage. Double glazed window to front aspect.

Modern Shower Room/WC

Suite comprising shower cubicle with rainwater shower head. Low level WC. Vanity unit with wash hand basin, mixer tap and drawer & storage under. Tiled walls. Heated towel rail. Inset spotlights. Frosted double glazed window.

Cloakroom

Low level WC. Vanity unit with built-in base unit, wash hand basin and chrome mixer tap. Frosted double glazed window.

Outside

The apartment is set in stunning communal gardens with gated access onto Willingdon Golf Course.

There is also a wonderful private garden arrange to the front and is laid to patio & decking with well stocked flower beds and borders.

Other Details

There is a utility room with plumbing & space for washing machine and tumble dryer, wall mounted gas boiler, tiled floor and light & power.

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: £1327.62 per annum

Lease: 999 years from 2007. We have been advised of the lease term, we have not seen the lease

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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.