



HUNT FRAME  
ESTATE AGENTS

## 63 Parkway, Eastbourne, BN20 9DY

Price Guide £650,000



SUPERBLY APPOINTED DETACHED FAMILY HOME IN THE REQUESTED RATTON ESTATE. Offering versatile accommodation with FOUR RECEPTION ROOMS to the ground floor, along with a REFITTED KITCHEN and separate CLOAKROOM. The first floor is just as impressive with THREE DOUBLE BEDROOMS with an EN-SUITE and FAMILY BATHROOM both having been refitted as well. The property also enjoys EXTENSIVE, MATURE REAR GARDENS, EXCELLENT OFF ROAD PARKING and a GARAGE and comes highly recommended by sole agents Hunt Frame.

ENVIABLY SITUATED WITHIN THE PRIVATE RATTON MANOR ESTATE. Parkway is located in a highly desirable and quiet corner of Eastbourne. Neighbouring Willingdon Village offers two pubs, a Thai restaurant, and a post office. Right at the foot of The South Downs, there is an abundance of scenic walking routes to enjoy. Eastbourne Town Centre is approximately 3 miles away, with Hampden Park train station being your closest link to London trains.



## ENTRANCE

Composite entrance door with a diamond, glazed panel into the lobby, quarry tiled floor, dual aspect with UPVC double glazed windows to the side and rear elevations, glazed wooden doors into the hallway.

## HALLWAY

Parquet flooring, understairs storage cupboard, radiator, doors to the sitting room, dining room, kitchen and cloakroom, staircase to the first floor.

## SITTING ROOM

18'11 x 13'7 (5.77m x 4.14m)

Principle reception room with lovely views over the rear gardens, fireplace with a fitted wood burning stove with a wooden over mantle and stone hearth, radiator, doors to the study and garden room.

## STUDY

8'2 x 8'1 (2.49m x 2.46m)

Being dual aspect with UPVC double glazed windows to the side and rear with the latter having direct views over the gardens, radiator.

## GARDEN ROOM

7'8 x 7'3 (2.34m x 2.21m)

Parquet wooden flooring, radiator, UPVC double opening/glazed doors opening onto and having views of the gardens.

## DINING ROOM

16'1 x 9'9 (4.90m x 2.97m)

Dual aspect with UPVC double glazed windows to the front and side elevations, radiator, parquet wooden flooring, serving hatch to the kitchen.

## KITCHEN

16'4 x 8'6 (4.98m x 2.59m)

Fitted with an extensive range of gloss white fronted wall mounted and floor standing units with granite work surfaces and matching splashbacks, integral fridge/freezer, integral washer/dryer and dishwasher, inset sink unit with mixer tap and drainer, space for a range style oven with a canopied extractor above with complimentary splashback, kick panel lighting, partly tiled walls, dual aspect with a UPVC double glazed window to the front aspect with a matching UPVC and glazed door giving access to the parking area and garage.

## CLOAKROOM

Comprising of a low level Wc with a wash hand basin, radiator, UPVC double glazed window to the side.

## LANDING

Loft access, storage cupboard and adjacent airing cupboard, doors off to the three bedrooms and bathroom.

## BEDROOM 1

14'3 x 13'9 (4.34m x 4.19m)

Spacious principal bedroom with ample space for

freestanding furniture plus additional eaves wardrobe space, radiator, door to the en-suite, double glazed leaded light window to the rear with direct views over the terrace and gardens.

## EN-SUITE

Comprising of a large enclosed shower cubicle being fully tiled with shower unit and sliding door to the front, low-level WC with concealed cistern, wall mounted wash hand basin with mixer tap, laminate wood effect flooring, upright ladder style radiator, fully tiled walls, mirrored cabinet with light, extractor fan, ceiling lighting.

## BEDROOM 2

14'5 x 9'10 (4.39m x 3.00m)

Large UPVC double glazed leaded light window to the front elevation, radiator, built-in eaves wardrobe cupboard, matching cupboard to the other elevation, stolen light window back to the hallway.

## BEDROOM 3

11'10 x 10'4 (3.61m x 3.15m)

UPVC doubled glazed window to the side elevation, radiator, built-in wardrobes with matching double doors to the front.

## FAMILY BATHROOM

9'5 x 8'4 (2.87m x 2.54m)

Refitted family bathroom comprising of a deep panelled bath and low-level WC with concealed cistern, wash hand basin set in a vanity unit with cupboards and mixer taps, large walk in shower facility with curved screen with twin headed shower system, tiling to walls, UPVC double glazed patterned window to the side elevation, wood effect laminate flooring.

## OUTSIDE- REAR GARDENS

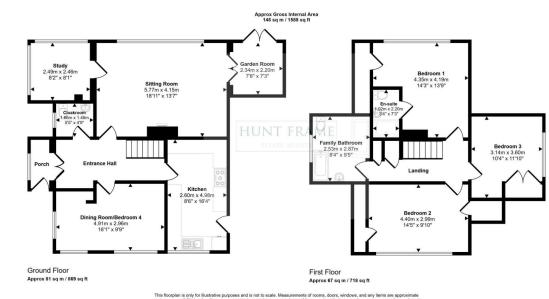
A particular feature of the property are the extensive rear gardens which initially comprise of a large paved seating area/terrace with steps that rise to the large lawned gardens which gently rise to the rear boundary. Established trees and shrubs make up the boundaries and borders with excellent scope for landscaping/designing if so desired.

## GARAGE

Up and over door to the front, power and light, wall mounted boiler and consumer unit.

## OFF ROAD PARKING

Extensive block paved off road parking for numerous vehicles.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	
(81-91)	B	67	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	76	

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