



# BROOK GAMBLE



## 4 Old Mansion Close

Ratton, Eastbourne, BN20 9DP

A detached house in a cul-de-sac location in the much sought after Ratton area of Eastbourne. The house is in need of modernisation but offers great potential with large living space and gardens and wonderful far reaching and Downland views. The property enjoys the benefits of gas central heating and double glazing as well as a 23' through Lounge/Dining Room, driveway and garage. Viewing is considered essential to fully appreciate the merits of this home. Sole Agents.

**£549,950**

# 4 Old Mansion Close

Ratton, Eastbourne, BN20 9DP



- Sought After Ratton Location
- In Need Of Some Modernisation
- Driveway
- Stunning Views
- Gas Central Heating
- Garage
- Large Rear Garden
- UPVC Double Glazing
- Sole Agents

Entrance Hall

Bathroom

Cloakroom

Outside

Lounge/Dining Room

23'2 x 13'2 (7.06m x 4.01m)

Kitchen

12'9 x 11'9 (3.89m x 3.58m)

First Floor Landing

Bedroom 1

13'3 x 11,4 (4.04m x 3.35m, 1.22m)

Bedroom 2

11'5 x 9'10 (3.48m x 3.00m)

Bedroom 3

11'11 x 10'1 (3.63m x 3.07m)

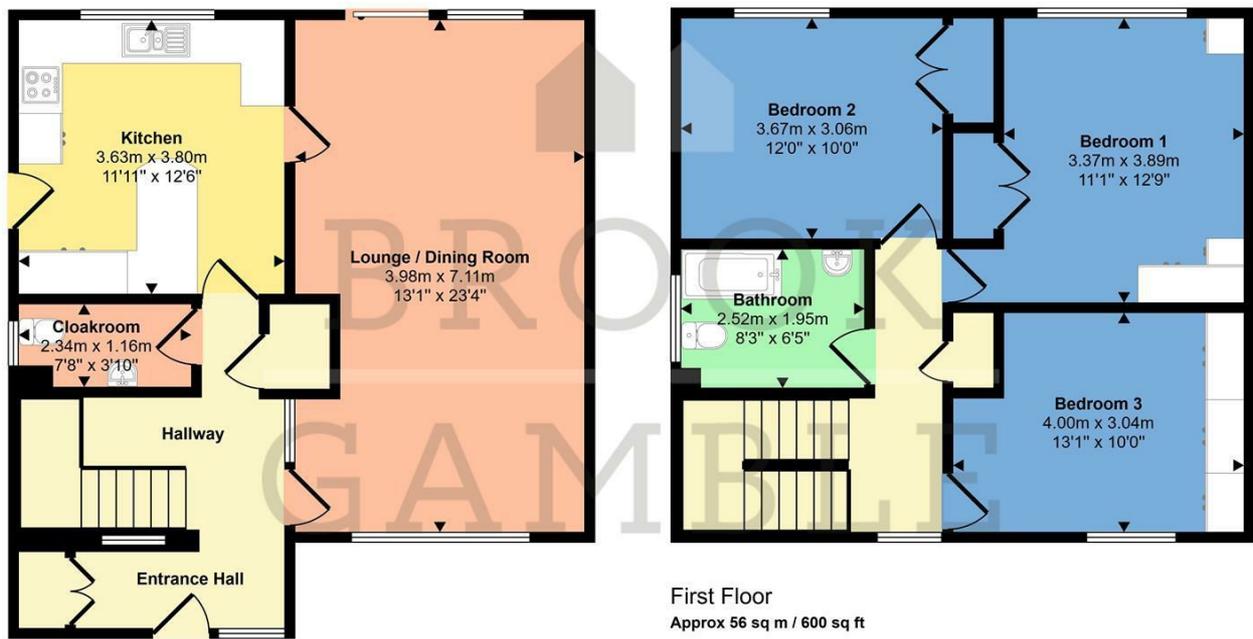


Directions



# Floor Plan

Approx Gross Internal Area  
116 sq m / 1248 sq ft



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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