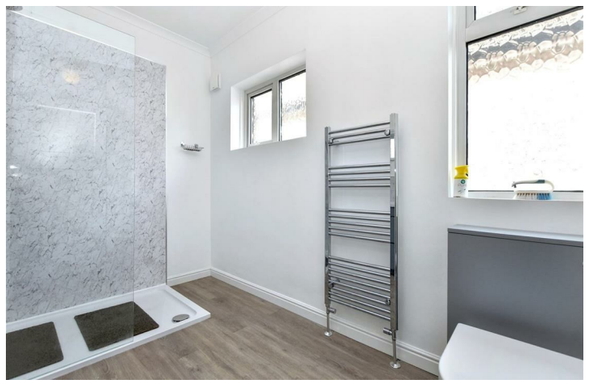
Freehold

4 Park Lane,
Eastbourne, BN21 2UT

Guide Price
£675,000 - £695,000



4 Bedroom | 2 Reception | 1 Bathroom

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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.

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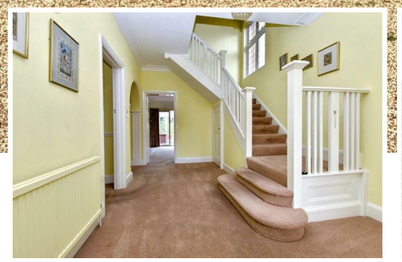

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GUIDE PRICE £675,000 - £695,000
This charming detached period residence in the sought after Little Ratton area offers spacious, family friendly accommodation. Accessed via a covered entrance, the property opens into an impressive hallway that sets the tone for the generous layout throughout. Featuring four well proportioned bedrooms and two large reception rooms, the home also includes a fitted kitchen/breakfast room - ideal for updating to suit modern tastes. The first floor shower room/WC boasts a sleek, contemporary suite, complemented by a convenient ground floor cloakroom. The property benefits from double glazing, gas fired central heating and radiators throughout and is presented in good decorative order. Outside, a substantial gravel driveway provides ample off street parking for multiple vehicles and leads to a detached garage with a pitched roof and remote controlled roller door. The rear garden offers a private and tranquil retreat, beautifully landscaped with formal planting, soft greenery and mature trees, shrubs and flowers. Ideally located, the home is close to Ratton School, East Sussex College and the District General Hospital. The picturesque Willingdon Village, with its charming shops and eateries, is within walking distance. Hampden Park's mainline railway station and the scenic Hampden Park itself are also easily accessible.

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Main Features

- Detached Period House
- 4 Generous Bedrooms
- Sitting Room & Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Modern Shower Room/WC & Cloakroom
- Approx 100' Rear Garden
- Driveway & Garage
- Sought After Little Ratton Location
- CHAIN FREE

Entrance
Covered entrance with private front door to-

Hallway
Carpet. Radiator. Understairs cupboard (including a safe). Further store cupboard. Double glazed window to front aspect.

Cloakroom
Low level WC. Wash hand basin with mixer tap and vanity unit below. Ceramic tiled flooring. Frosted double glazed window.

Sitting Room
19'6 x 13'3 (5.94m x 4.04m)
Carpet. Radiator. Fireplace surround with mantel above and inset electric fire. Double glazed windows to front and side aspects.

Dining Room
17'0 x 13'5 (5.18m x 4.09m)
Carpet. Two radiators. Ornate fireplace surround with mantel above and inset electric fire. Stain glass window to side aspect. Double glazed sliding doors to-

Conservatory
14'1 x 9'1 (4.29m x 2.77m)
Ceramic tiled flooring. Double glazed windows. Double glazed door to garden.

Kitchen/Breakfast Room
16'7 x 10'2 (5.05m x 3.10m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with extractor over. Eye level double oven. Space and plumbing for washing machine and dishwasher (included as seen). Range of wall mounted units. Wall mounted gas boiler. Radiator. Double glazed windows to rear and side aspects. Double glazed door to side.

Stairs from Ground to First Floor Landing
Carpet. Airing cupboard. Access to loft (not inspected).

Bedroom 1
16'8 x 13'7 (5.08m x 4.14m)
Carpet. Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
15'3 x 13'3 (4.65m x 4.04m)
Carpet. Radiator. Double glazed windows to front and side aspects.

Bedroom 3
13'0 x 10'1 (3.96m x 3.07m)
Radiator. Double glazed window to rear aspect.

Bedroom 4
9'9 x 9'1 (2.97m x 2.77m)
Carpet. Radiator. Double glazed window to front aspect.

Refitted Modern Shower Room/WC
Large walk in shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Part panelled walls. Luxury vinyl flooring. Two frosted double glazed windows.

Outside
The rear garden is a paradise for the keen gardener. With soft landscaping, formal planting and mature borders it extends to approximately 100' in length and there is gated side access.

Parking
A generous gravel covered driveway to the front provides off street parking for a number of vehicles and this also leads to the garage.

Detached Garage
17'10 x 10'09 (5.44m x 3.28m)
Remote roller door, water tap, overhead storage and electric light and power supply.

EPC = E

COUNCIL TAX BAND = G

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.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.