



**11 Ratton Road, Eastbourne,  
East Sussex, BN21 2LU  
£395,000**

**Rager & Roberts**



**11 Ratton Road, Eastbourne, East Sussex, BN21 2LU**

## A superbly presented and remarkably spacious townhouse with easily maintained rear garden.

cloakroom/wc • 17' kitchen/dining room • 17' sitting room • master bedroom suite  
2 further bedrooms • second bathroom • integral garage • double glazing • garden with westerly aspect

### Description

A superbly presented and remarkably spacious townhouse with easily maintained rear garden. The property was built in 1999 and has been substantially improved by the present owners. Only an inspection will convey the merit of this charming property.

### Location

Most conveniently located within the residential area of Upperton which is easily accessible from the town centre as well as the amenities and schools of Old Town. Eastbourne offers a wide range of amenities including main line rail services to London Victoria and to Gatwick.

**Entrance Porch** with front door to

**Entrance Lobby** with tiled flooring, radiator, understairs storage cupboard, door to integral garage. Fitted bookshelves.

**Cloakroom** with low level wc, wash basin in vanity unit with cupboard below, heated towel rail, part tiled walls.

**Spacious Kitchen/Dining room** 17' 4" x 12' 8" (5.28m x 3.86m) refitted with extensive range of working surfaces with drawers and cupboards below and matching range of wall cabinets over, ceramic one and a half bowl sink unit with mixer tap, integrated appliances include the NEFF eye level oven with grill, gas hob and filter hood over, plumbing and space for washing machine and dishwasher and further space for fridge/freezer, wall mounted gas fired Vaillant boiler, double glazed double doors to the rear garden.

The staircase rises to the **first floor Landing**.

**Spacious L shaped Sitting Room** 17' 6" x 17' 3" (5.33m x 5.26m) with door to balcony, fitted bookshelves, custom-made internal wood shutters and two radiators.

**Bedroom 3** 17' 4" x 12' 9" (5.28m x 3.89m) currently used as another reception room, affording an aspect over the rear garden, Juliet balcony, radiator, custom-made internal wood shutters.

Staircase continues to the **second floor Landing** with deep linen storage cupboard housing the hot water cylinder, loft access.

**Master Bedroom Suite comprising Bedroom 1** 15' 2" x 10' 9" (4.62m x 3.28m) excluding the depth of the range of built-in wardrobe cupboards, radiator, custom-made internal wood shutters, door to **en suite Bathroom** with white suite comprising panelled bath with mixer tap and hand shower attachment, independent wall mounted shower fittings over, wash basin, low level wc, radiator, part tiled walls.

**Bedroom 2** 12' 8" x 8' 10" (3.86m x 2.69m) excluding the depth of built in wardrobe cupboards, affording views to the downs, radiator, custom-made internal wood shutters.

**Bathroom 2** with white suite comprising panelled bath with mixer tap and hand shower attachment, pedestal washbasin, low level wc, radiator, part tiled walls, window.

### Outside

A most attractive feature of the property is the landscaped rear garden, with its westerly aspect and measuring about 40' in depth. The garden is attractively arranged with areas of paving and decking.

**Integral Garage** 17' 10" x 8' 11" (5.44m x 2.72m) with up and over door, and personal door to reception hall, additional car parking space on the entrance drive.

**Tenure** Freehold

### TOWN CENTRE OFFICE

36 Cornfield Road  
 Eastbourne BN21 4QH  
 Tel: 01323 430133  
 Fax: 01323 430144

### OLD TOWN OFFICE

117 Green Street  
 Eastbourne BN21 1RS  
 Tel: 01323 419911  
 Fax: 01323 641941

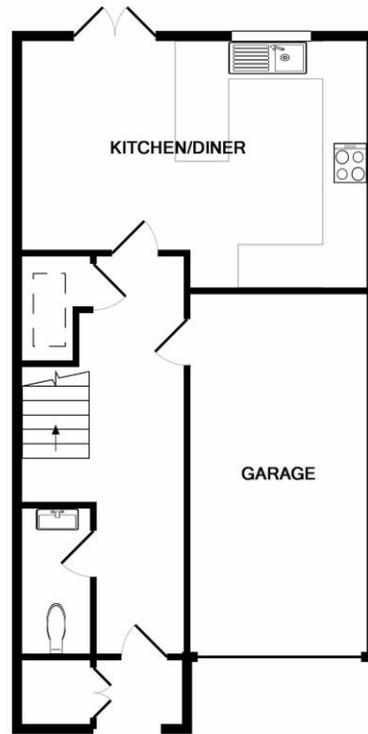
### ALFRISTON

1 North Street  
 Alfriston BN26 5UG  
 Tel: 01323 871171  
 Fax: 01323 430144

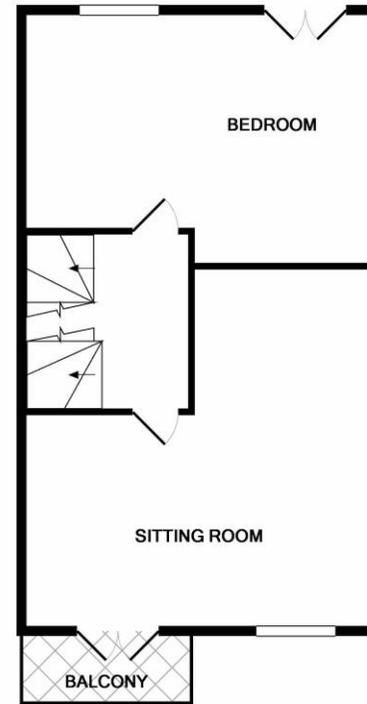
**e-mail:** sales@ragerroberts.co.uk

**website:** www.ragerroberts.co.uk

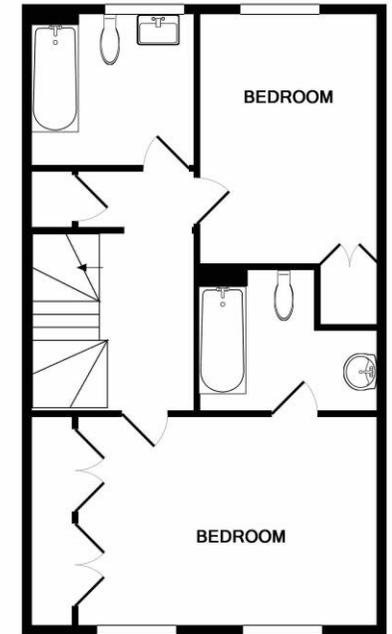
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.