



**31 Babylon Way, Eastbourne,  
East Sussex, BN20 9DL  
£775,000**

**Rager & Roberts**





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# Securing sea views from an attractive garden setting in Ratton – an outstanding and spacious detached residence refurbished to an exceptionally high standard.

reception hall • cloakroom/wc • sitting room • study • magnificent 35' kitchen/dining/reception room • utility room • master bedroom suite with luxurious en suite shower room and large dressing room • 2 further bedrooms (could easily be divided to provide 4) • bathroom/shower room with wc • attractive southerly garden • off road parking for several vehicles

## Description

Securing sea views from an attractive garden setting in Ratton - an outstanding and spacious detached residence refurbished to an exceptionally high standard. The extended accommodation has been exhaustively improved by the present owners and now affords a magnificent 35' x 22' kitchen/sitting/reception room affording a glorious garden aspect with bifolding doors to the southerly terrace. Although currently laid out as 3 bedrooms the rooms could easily be divided to provide 5 bedrooms and 2 bathrooms. The property has also been wired for CAT5/HDMI. An appointment to view is strongly recommended to appreciate the high merit and appeal of this outstanding home.

## Location

Situated within the lovely private Ratton Manor estate, formerly the home of Lord Willingdon, one of the viceroys of India, the property is enviably located with the scenic downland countryside of the South Downs National Park just to the west and the charming old world village of Willingdon with its ancient Parish Church nearby. Eastbourne town centre is only about 3 miles distant offering a wide range of amenities including main line rail services to London Victoria and to Gatwick. The new town centre shopping facilities have recently been subject to considerable improvement. The Eastbourne area offers a range of sporting facilities including 3 principal golf courses and one of the largest sailing marinas on the south coast.

The property is approached by its private entrance drive. Front door to

**Spacious Reception Hall** with engineered oak flooring, radiator.

**Refitted Cloakroom/wc** with white suite comprising feature designer basin with mixer tap and cupboards below, tiled floor, radiator.

**Sitting Room** 12'5"x11'7" (3.78mx3.53m) with aspect over the front garden, engineered oak flooring, radiator.

**Study** 11'3"x9' (3.43mx2.74m) with engineered oak flooring, radiator.

**Magnificent Kitchen/Dining/Reception Room** 35'2" x 22'9" (10.72mx6.93m) into the recesses and affording a glorious aspect over the rear garden. The kitchen area has been refitted to an exceptionally high specification with extensive range of quartz working surfaces with soft closing drawers and cupboard below, deep stainless steel sink unit with filtered water mixer tap, large island unit with quartz working surface with drawers and cupboards below, breakfast bar for six people. There are a range of integrated appliances including 4 eye level ovens, 2 refrigerators/freezers, dishwasher, integrated bin unit, pull out larder, under stairs storage cupboard, feature modern electric fire, marble tiled floor, under floor heating, bifolding doors give access to the garden. Door to

**Utility Room/Boot Room** with marble tiled floor and fitted with quartz working surfaces with drawers and cupboards below, space and plumbing for washing machine and tumble dryer, wall mounted gas fired boiler, door to garden.

The modern timber and glass staircase rises to the **Spacious First Floor Landing** with access to loft space, radiator.

**Master Bedroom Suite comprising Bedroom 1** 19'4"x15'10" (5.9mx4.83m) including the depth of the en suite shower room and affording a fabulous southerly aspect with views over Eastbourne to the sea, radiator.

**Large en suite Shower Room** luxuriously refitted with white suite comprising an extra large shower unit with wall mounted fittings and digital controls, modern double

wash basin with mixer taps, bluetooth feature mirror, low level wc, tiled floor, underfloor heating, heated towel rail.

**Dressing Room/potential for Bedroom 4** 15'10"x10'10" (4.83mx3.3m) including the depth of the extensive range of fitted wardrobes and bedroom furniture, radiator.

**Bedroom 2** 15'1"x12' (4.6mx3.66m) including the depth of the wardrobe recess and affording fine southerly views over the garden to the sea, radiator.

**Bedroom 3/potential for Bedroom 5** 24'x15' (7.32mx4.57m) approximate measurements of the L shaped room, views to the downs, radiator.

**Large Bathroom/Shower Room** stylishly fitted with large island bath, open shower unit with wall mounted fittings and rain fall shower head, wash basin with drawers below, bluetooth feature mirror, low level wc, fitted storage cupboard, underfloor heating, heated towel rail.

## Outside

A fine feature of this property is the attractive garden setting. The rear garden extends to a depth of approximately 70' and secures a southerly aspect. The garden is principally laid to lawn with flower beds and borders and with a pergola at the far end and wide stone terrace flanking the rear elevation which secures southerly views toward the sea. The terrace flanks the rear elevation and can be accessed from the wide bifolding doors which lead from the kitchen/sitting/dining room. Gated side access.

The wide private entrance drive affords **off road parking for at least 4 vehicles.**

**Tenure** Freehold

## TOWN CENTRE OFFICE

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## OLD TOWN OFFICE


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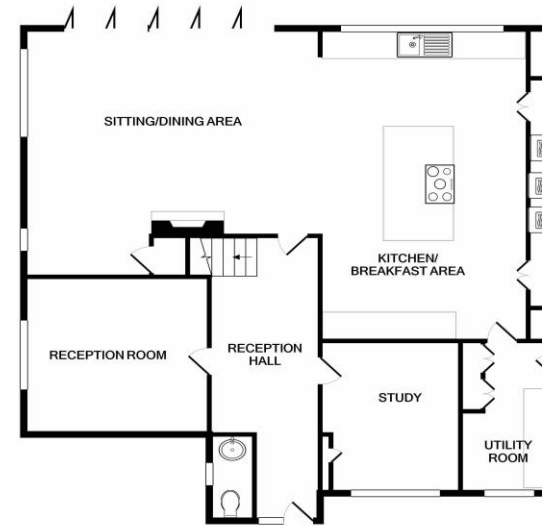
## ALFRISTON

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>83</b>
(55-68)	<b>D</b>	<b>77</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  
 APPROX. FLOOR  
 AREA 1182 SQ.FT.  
 (109.8 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1105 SQ.FT.  
 (102.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2287 SQ.FT. (212.5 SQ.M.)

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



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.