



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



## Ratton Road, Eastbourne, BN21 2LU

Freehold | House | 5 Bedrooms

An exciting opportunity to acquire this most impressive, 5 Bedroom Detached House of individual charm and character, situated in the sought after "Upperton area" of Eastbourne.

This most appealing home is considered to offer ideal family accommodation, including 5 good size bedrooms, one having access to a large private balcony, and a Master with En-Suite measuring approximately 23'0 x 10'8, and occupying the entire second floor.

The ground floor offers plenty of space, including a 19'10 x 14'1 Lounge, and a 15'1 Sun Lounge, and particular features being the superb 24'4 x 11'9 Kitchen/Diner, and the 14'9 x 9'10 Therapy Room, suitable for a number of uses, and offering home and income

**FOR SALE**  
**FREEHOLD**  
**£650,000**

### Entrance Hall

Door into spacious entrance vestibule

Door leading to Entrance hall-

Radiator, digital thermostat control, built in shelved storage cupboard, bannister staircase with under stairs storage cupboard to first floor.

### Ground Floor Utility/Cloakroom

Fitted work top with wash hand basin, space and plumbing for washing machine, space and point for tumble drier, low level w/c, radiator with heated towel rail, wall mounted gas boiler, double aspect sash windows to front and side.

### Lounge 19'11" x 14'0" (6.09m x 4.27m )

Polished floorboards, feature fireplace housing wood burning stove, fitted book shelving and display shelving, radiator, double aspect sash windows to front and side, open plan access to Kitchen/Diner, French doors to.

### Sun Lounge 15'0" x 5'5" (4.59m x 1.66m )

Sealed unit double glazed sliding patio door out to rear garden, access to Therapy Room.

### Therapy Room/Studio 14'10" x 9'11" (4.54m x 3.03m)

Currently used as a therapy room but suitable for a number of uses and offering home and income opportunities, wash hand basin, chrome heated towel rail, sash windows to side and rear.

### Kitchen/Diner 24'3" x 11'10" (7.41m x 3.62m )

Stripped and polished floorboards, a range of fitted floor units with complimentary work surfaces incorporating inset stainless steel sink, center island unit, space and point for range cooker with extractor hood above, space and plumbing for washing machine, built in larder cupboard, chrome heated towel rail, sealed unit double glazed window to rear, sealed unit double glazed sliding patio door to rear garden, sealed unit double glazed door to side garden, open plan access to Lounge.

Bannister staircase from Entrance Hall leads to First Floor Landing.

radiator, built in storage cupboard, bannister staircase to second floor Master Bedroom.

### Master Bedroom 23'0" x 10'9" (7.02m x 3.29m)

An impressive room having eaves wardrobe units and vaulted ceiling, Velux windows to front and side, access to

### En-Suite Shower Room

Large walk in shower cubicle with rain shower unit, vanity wash hand basin, low level w/c, Velux window to side.

### Bedroom 2 13'10" x 11'5" (4.23m x 3.50m)

Windows to side and rear, radiator, French Doors out to private balcony.

### Bedroom 3 11'10" x 11'10" (3.62m x 3.63m )

Radiator, double glazed sash windows to rear.

### Bedroom 4 11'10" x 11'10" (3.63m x 3.61m )

Radiator, sash windows to rear.

### Bedroom 5 10'5" x 8'3" ( 3.20m x 2.54m )

Built in wardrobe, double glazed sash window to side, sealed unit double glazed window to front.

### Family Bathroom

Suite comprising panelled bath with shower above and fitted shower screen, vanity wash hand basin, low level w/c, radiator with heated towel rail, sealed unit double glazed window to side.

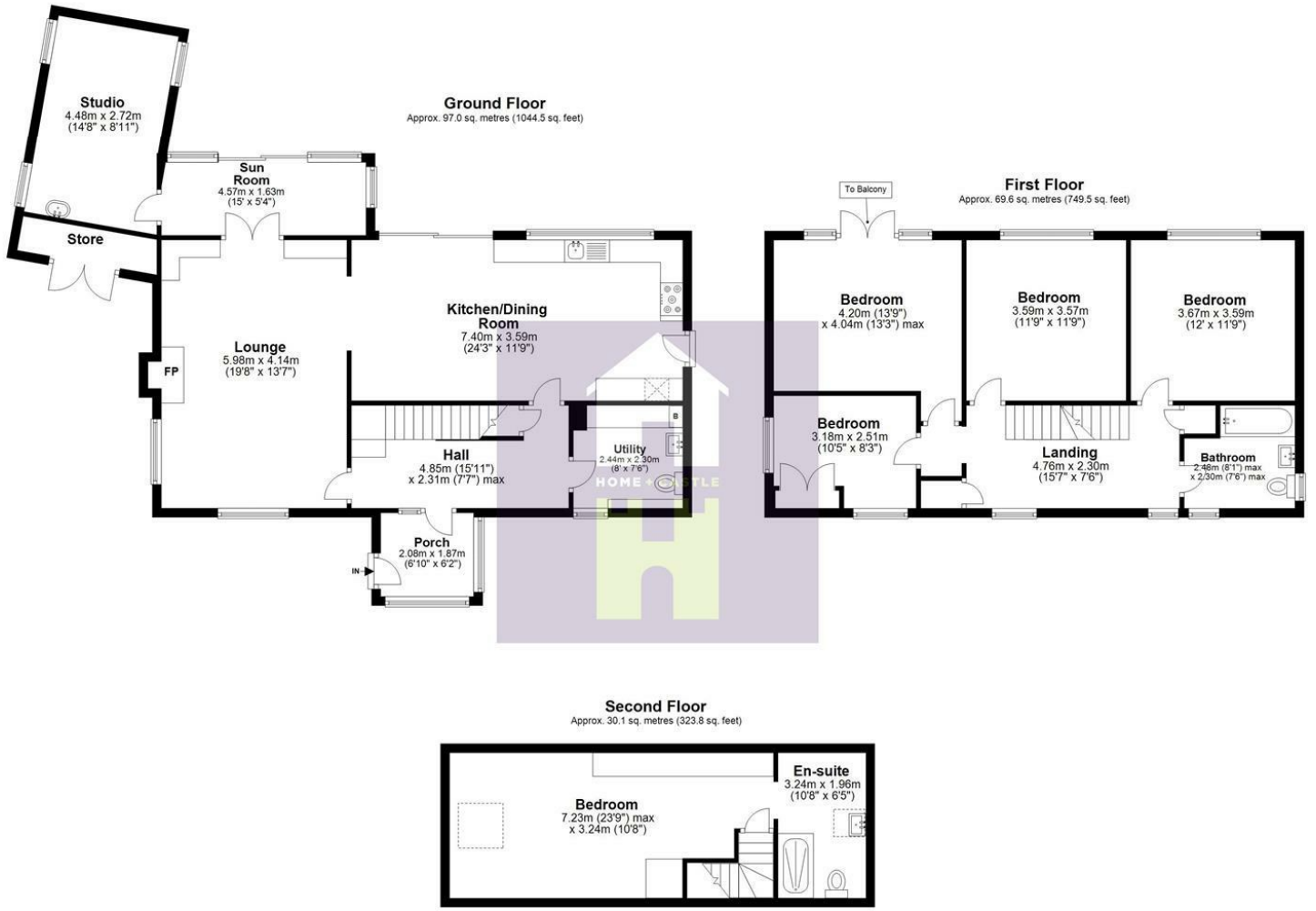
### SOLAR PANELS

Helping to keep the bills down.

### Outside

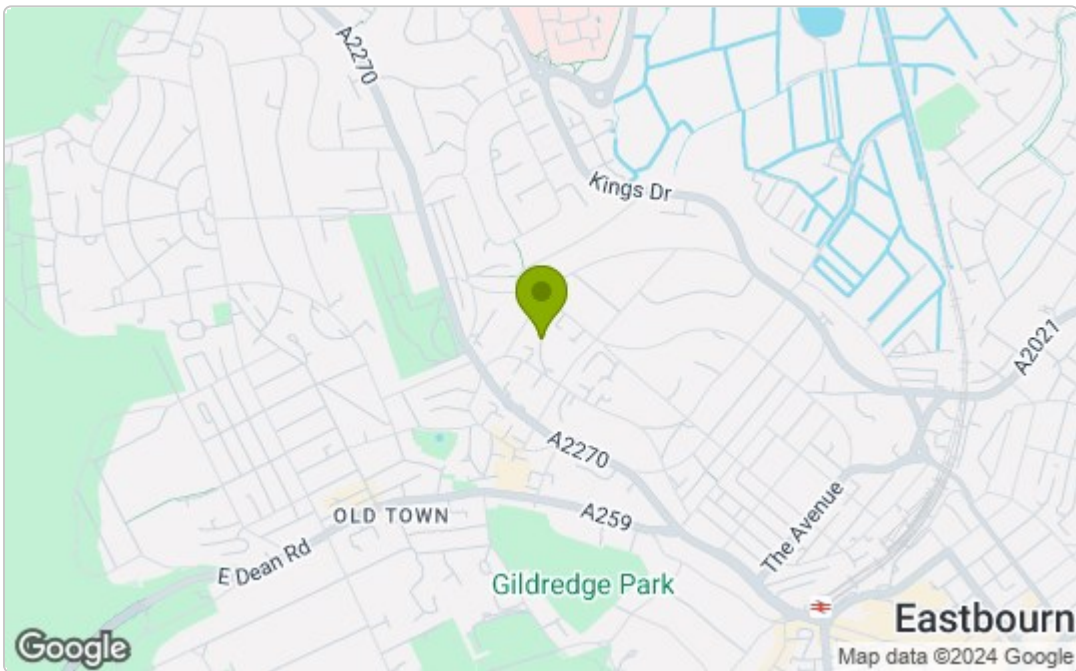
Attractive wrap around gardens to front, side and rear with the rear measuring approximately 60' x 30' and laid mainly to lawn with a scattering of mature trees, shrubs and plants, further area with vegetable patch, garden shed, access along both side of the property to the front with off road parking for several vehicles.

# Floor Plan



Total area: approx. 196.7 sq. metres (2117.8 sq. feet)  
This floor plan is for illustrative purposes only. All measurements are approximate.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		

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.