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**Taylor Engley**



**Flat 5 Ratton Garden, Ratton, Eastbourne, East Sussex, BN20 9BT**

**Asking Price £265,000 Leasehold - Share of Freehold**

Taylor Engley are delighted to offer to the market this well presented **TWO BEDROOMED FIRST FLOOR APARTMENT** forming part of the desirable Ratton Garden development, located in the highly sought after private Ratton Estate. The apartment is considered to be in good decorative order and enjoys delightful views over the communal gardens and far reaching views towards the South Downs National Park. Features include gas fired central heating, double glazed windows, own private front door, sitting/dining room, fitted kitchen, outside storage cupboard and attractive communal gardens. The property is offered to the market chain free.





The property is set within attractive communal gardens in the favoured Ratton area, being within close proximity to the Willingdon golf course and South Downs National Park, where numerous scenic views can be enjoyed. Bus services pass along nearby Willingdon road and Eastbourne's town centre is approximately two miles distant, offering a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Hampden Park and Polegate.

**\* HIGHLY SOUGHT AFTER RATTON AREA \* DELIGHTFUL VIEWS OVER THE COMMUNAL GARDENS \* FAR REACHING VIEWS TOWARDS THE SOUTH DOWNS NATIONAL PARK \* OWN PRIVATE FRONT DOOR \* FIRST FLOOR ACCOMMODATION \* SITTING/DINING ROOM \* FITTED KITCHEN \* TWO BEDROOMS \* BATHROOM \* SEPARATE WC \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* OUTSIDE STORAGE CUPBOARD \* LEASEHOLD WITH SHARE OF FREEHOLD \* CHAIN FREE \***



## The accommodation

Comprises:

Private front door opening to:

### Entrance Lobby

Radiator, meter cupboard housing electric meter and fuse board, stairs rising to:

### First Floor Hall

Built-in cloaks cupboard, linen cupboard with shelving, central heating thermostat, radiator, loft hatch with fitted loft ladder, being boarded and have light.

### Sitting Room

13'8 max x 13'4 max (4.17m max x 4.06m max)  
(13'4 max into bay)

Enjoying a delightful outlook over the communal gardens and having far reaching views towards the South Downs National Park, attractive fire place with fitted living flame gas fire, radiator, small window to side and bay window to front, wide opening to dining room.

### Dining Room

10'9 x 6'3 (3.28m x 1.91m )

Outlook over the communal gardens and having far reaching views towards the South Downs National Park, connecting door to hall.

### Fitted Kitchen

13'8 max x 7'5 max (4.17m max x 2.26m max)  
(Maximum measurements include depth of fitted units)  
Comprises; single drainer one and a half bowl sink unit with mixer tap, worksurface and tiled splash back, range of base and wall mounted cupboards, under counter electric oven, electric hob with extractor fan over, space for American style fridge/freezer, space and plumbing for washing machine, downlighters, tiled floor, chrome effect heated towel rail, downlighters, double aspect room with outlook to side and rear.

### Bedroom 1

11'10 max x 9'7 (3.61m max x 2.92m)  
(9'7 to cupboard front extending to 11'8 max wall to wall)  
Range of fitted wardrobe cupboards, radiator, outlook over the communal gardens and having far reaching views towards the South Downs National Park.

### Bedroom 2

10'1 x 8'8 (3.07m x 2.64m)  
(10'1 to cupboard front extending to 12'2 max wall to wall)

Fitted wardrobe cupboards with drawers below, radiator outlook to rear.



## Bathroom

Shaped bath and shower screen, Aquastream shower unit, wash hand basin set into fitted unit with various cabinet and incorporating lighting, shaver point, tiled walls, heated towel rail, downlighters, window to rear.

## Separate WC

Low level wc with concealed cistern, wash hand basin set into cabinet, tiled floor, downlighters, window to rear.

## Outside Store Cupboard

Having light shelving and housing Vaillant wall mounted gas fired boiler.

## Communal Gardens

Attractive communal gardens with spacious areas of lawn, gate opening to bridle path.

## NB

We are informed by our client of the following,

Managing agent Stiles Harold Williams.

Term of lease 999 years from 23 October 2007 to include a share of the freehold.

29/09/2025 - 24/03/2026 Half yearly Service Charge in advance £595.81

Old Ratton Residents Association (ORRA) maintenance charge for 2025/26 is £136.00

(All details concerning the term of the lease and outgoings are subject to verification)

## COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

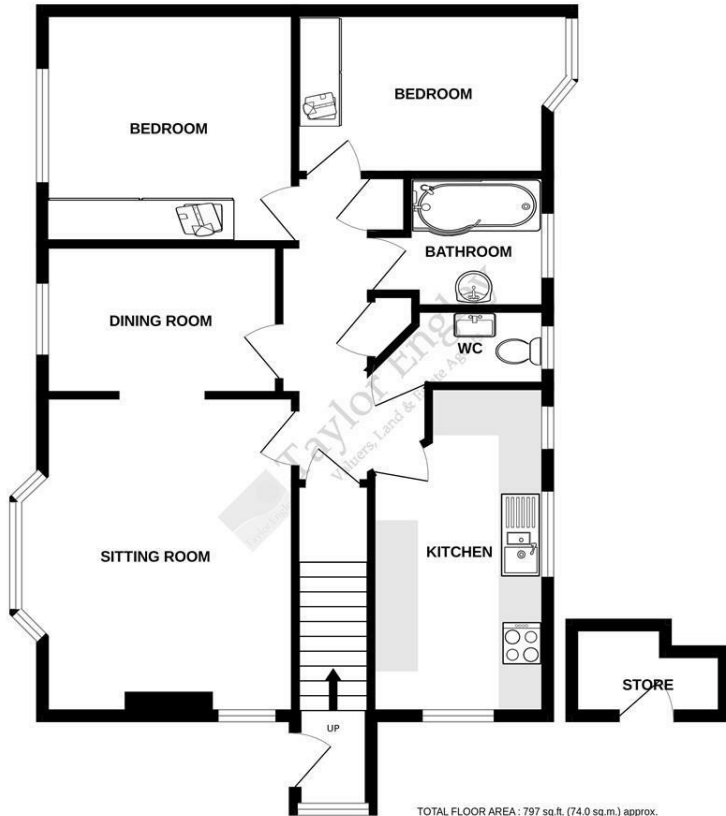
## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

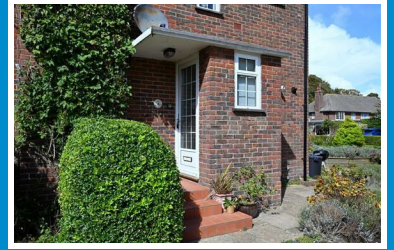




FIRST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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