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Taylor Engley



40 Babylon Way, Ratton, Eastbourne, BN20 9DE

Asking Price £685,000 Freehold

An excellent opportunity arises to acquire this FIVE BEDROOMED DETACHED HOME occupying a prime residential location within the highly sought after Ratton area. The property is considered to provide generous proportioned living accommodation with the benefit of gas fired central heating and double glazing. Features include a spacious split level lounge/dining room, garden room, double glazed conservatory, study/family room, balcony, two en-suites and a family bathroom. Outside the property occupies a corner plot having lawned gardens to front and side and patio style garden to rear. There is also the advantage of a 17'1 x 16'3 on-site garage.



The property is situated in the highly sought after Ratton estate being within close proximity to the South Downs National Park. Bus services pass along the nearby Willingdon Road which is approximately half a mile distant and schools for most age groups are within a two and a half mile radius. Eastbourne town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two and a half miles distant. Railway Stations can also be found a Hampden Park & Polegate.

*** HIGHLY SOUGHT AFTER RATTON ESTATE * FIVE BEDROOMED HOME * SPACIOUS LOUNGE/DINING ROOM * STUDY/FAMILY ROOM * TWO EN-SUITES * CORNER PLOT GARDENS * SPACIOUS GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE**



The accommodation

Comprises:

Front door to:

Entrance Hall

Radiator, central heating thermostat, understairs storage cupboard, tiled floor.

Cloakroom

Low level wc, pedestal wash hand basin with tiled splash back, radiator, window to side.

Lounge/Dining room

Spacious split level open plan lounge/dining room.

Lounge Area

22'2 x 20'10 max (6.76m x 6.35m max)

(20'10 max reducing to 14'5)

Fireplace with fitted wood burner, two radiators, serving hatch from kitchen, three steps rising to:

Dining Area

22'3 max x 10'9 max (6.78m max x 3.28m max)

Double aspect room having feature bow window to side, two radiators.

Patio door from lounge area opening to:

Garden Room

12'8 x 7'8 max (3.86m x 2.34m max)

(Maximum to window/door measurements)

Situated to the front of the property having downlighters, double aspect and having window to front and door to side.

Door from lounge area to:

Conservatory

18'3 x 9'10 (5.56m x 3.00m)

Situated to the rear of the property, radiator, access to rear garden.

Door from hall to:

Study/Family Room

11'10 x 11'5 (3.61m x 3.48m)

Radiator, small window to side and bow window to front.

Kitchen/Breakfast Room

11'10 x 11'10 (3.61m x 3.61m)

(Maximum measurements including depth of fitted units)

Comprises, deep glazed sink unit with mixer tap, marble worksurface with tiled splash back, range base and wall mounted cupboards, integrated dishwasher, electric oven with saucepan drawer below, microwave with cupboard over, electric hob with extractor fan over, built in cupboard housing Glow Worm gas fired boiler, electric meter and consumer unit, downlighters, tiled floor, radiator, window to rear and door to:

Side Porch/Utility

12'11 x 4'6 (3.94m x 1.37m)

Single drainer stainless steel sink unit with base unit below, plumbing for washing machine, doors giving access to front and rear.

Stairs rising from entrance hall to:

First Floor Landing

Airing cupboard housing cylinder and shelving, radiator, patio door to front opening onto balcony.

Bedroom 1

14'5 x 12'7 (4.39m x 3.84m)

(12'7 to cupboard front plus door recess)

Full height built-in wardrobe cupboard, radiator, window to side, patio door opening onto balcony.

En-Suite Bathroom

Corner bath with mixer tap, shower cubicle with Mira shower unit, wash hand basin set into cupboard unit, low level wc, tiled walls, chrome effect towel rail, window to side.

Bedroom 2

15'9 max x 11'11 (4.80m max x 3.63m)

Radiator, under eaves cupboards, outlook to front.

Bedroom 3

11'11 x 11'11 (3.63m x 3.63m)

Radiator, outlook to rear.

Family Bathroom

Bath with mixer tap, wash hand basin set into cupboard unit, low level w/c, chrome effect towel rail, tiled walls, downlighters, window to rear.

Stairs rising from first floor landing to:

Second Floor Landing

Bedroom 4

12'7 x 11'11 (3.84m x 3.63m)

(Maximum measurements given - include depth of sloping ceiling)

Radiator, cupboard housing water tanks, access to under eaves, two Velux windows to rear and window to side having far reaching views towards Eastbourne and the coast.

Bedroom 5

10'4 x 9'5 (3.15m x 2.87m)

(Maximum measurements given - include depth of sloped ceiling but exclude door recess)

Radiator, under eaves cupboard, access to under eaves, radiator, Velux window to rear.

En-Suite Shower Room

Tiled shower cubicle with Triton shower unit, wall mounted wash hand basin with tiled splashback, low level wc.

Outside

Garage

17'1 x 16'3 (5.21m x 4.95m)

(Maximum measurements include depth of internal pillars, structures and fittings)

Two single glazed windows to rear, personal door to side giving access to rear garden, up and over door, light and power.

Driveway Parking

Driveway Parking space to front of garage.

Rear Garden

Being of patio style, outside tap, the garden extends to the side of the property where there is a lawned area and border with some shrubs.

Front Garden

Corner plot front garden having lawned gardens to front and some shrubs.

COUNCIL TAX BAND:

Council Tax Band - 'G' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
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.

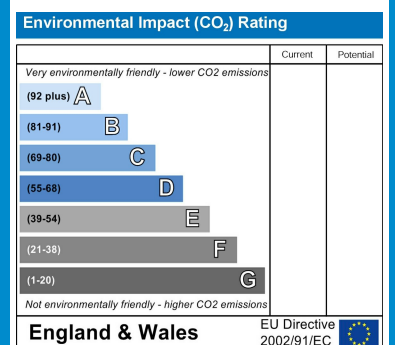
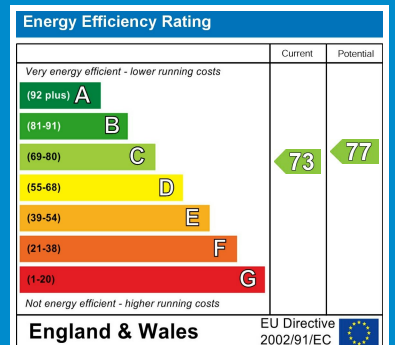
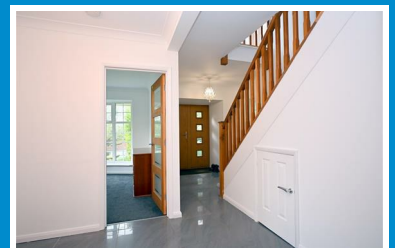
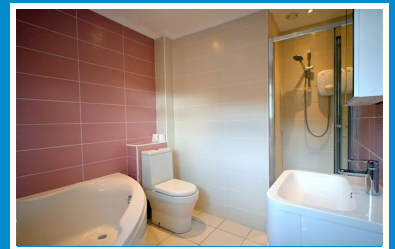
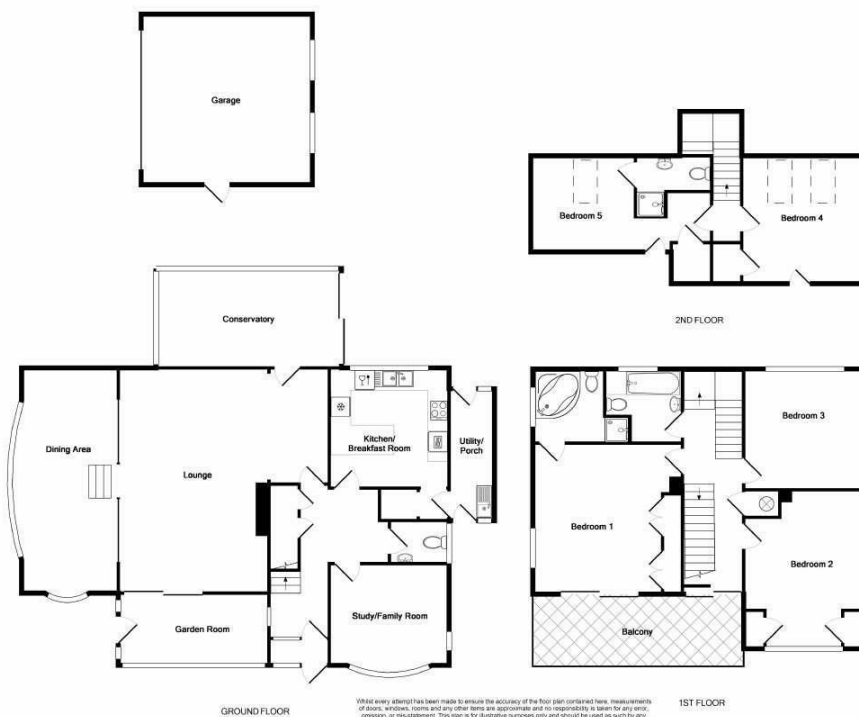
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









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.

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