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5 Ratton Drive, Eastbourne, East Sussex, BN20 9BJ
Asking Price £775,000 Freehold

Situated in one of Eastbourne's most desirable roads, within the highly sought-after private Ratton Estate, this rarely available four-bedroom detached home occupies a generous plot of approximately 0.64 of an acre. Set at the far end of a private access road off the main section of Ratton Drive, the property enjoys an excellent degree of privacy. The accommodation includes two reception rooms, an en-suite bathroom and a family bathroom, with further benefits including gas-fired central heating and double glazing to the majority of windows. Externally, there is ample driveway parking together with a garage. An internal viewing is highly recommended to fully appreciate the property, its generous plot and secluded setting. EPC=C.



Ratton Drive is one of Eastbourne's most sought-after residential addresses, situated within the highly regarded private Ratton Estate. The area is particularly popular for its peaceful and established surroundings, attractive homes and desirable residential setting. Residents benefit from a sense of privacy and exclusivity, while remaining conveniently positioned for access to Eastbourne town centre, local amenities, schools and transport links. The surrounding area also offers excellent opportunities for outdoor pursuits, with the scenic South Downs and countryside close at hand. The combination of a prestigious private estate, attractive surroundings and convenient access to the town and coast makes Ratton Drive a particularly desirable location in which to live.

*** DESIRABLE RATTON ESTATE * ONE OF EASTBOURNE'S MOST SOUGHT AFTER ROADS * PLOT OF APPROXIMATELY 0.64 OF AN ACRE * TWO RECPETION ROOMS * FOUR BEDROOMS * TWO BATHROOMS * DRIVEWAY PARKING AND GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING TO THE MAJORITY OF THE WINDOWS * VIEWING HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Front door opening to:

Entrance Hall
Built-in cloaks cupboard, radiator, door to:

Sitting Room
25'11 x 13'7 (7.90m x 4.14m)
Triple aspect room enjoying views over the rear garden, stone fireplace with fitted gas fire, two radiators.

Dining Room
14'7 x 14'3 (4.45m x 4.34m)
(14'7 plus bay)
Radiator, doors opening to rear garden and connecting doors to entrance hall and inner hall.

Kitchen/Breakfast Room
13'7 max x 10'9 max (4.14m max x 3.28m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, work surface with inset twin bowl stainless steel sink units, electric cupboard above and below, gas hob with extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, tiled walls, windows to front and side and door to side, connecting doors to entrance hall and inner hall.

Inner Hall
Radiator.

Cloakroom
Low level wc, wash hand basin, Baxi gas fired boiler.

Stairs rising from inner hall to:

First Floor Landing
Window to half landing with outlook to rear and window to side, radiator, airing cupboard housing cylinder, loft hatch to roof space with fitted loft ladder and light.

Bedroom 1
14'11 x 13'8 max (4.55m x 4.17m max)
(14'11 extending to 17'3 max into door recess x 13'8 max)
Double aspect room with outlook to side and rear, built-in wardrobe cupboards, radiator, door to:

En-Suite Bathroom
Bath with mixer tap and shower attachment, shower curtain, pedestal wash hand basin, low level wc, tiled walls, double aspect room with windows to front and side.

Bedroom 2
14'3 x 11'4 max (4.34m x 3.45m max)
(11'4 max into bay)
Vanity wash hand basin, radiator, outlook to rear.

Bedroom 3
13'6 max x 12'11 max (4.11m max x 3.94m max)
('L' shaped room, 13'6 reducing to 6'10)
Built-in wardrobe cupboard, vanity wash hand basin, radiator, outlook to front.

Bedroom 4
12'11 x 6'11 (3.94m x 2.11m)
'(L' shaped room, 6'11 widening to 12'1 max)
Built-in wardrobe cupboard, vanity wash hand basin, radiator.

Family Bathroom
Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, tiled walls window to side.

Driveway Parking
Spacious driveway parking to the front of the property.

Garage
24'2 max x 8'10 (7.37m max x 2.69m)
(8'10 widening to 14'3 max, maximum measurements provided include depth of internal pillars fixtures and fittings)
Pitched roof, light and power, fitted work bench and personal door opening to side lobby area with light and power and door to rear garden.

Gardens
The property occupies an overall plot of 0.64 of an acre enjoying a good degree of privacy, the rear garden has an extensive lawn area and a patio area to the immediate rear of the property, there are established trees and shrubs and a gate opening onto the adjacent bridleway/footpath.

NB
We are informed that there is an annual charge for the Ratton Estate and that this is dealt with by the The Old Ratton Residents Association (ORRA). The annual maintenance charge for 2026/27 for this property is £326.00.

(All details concerning the outgoings and plot size are subject to verification).

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 ENGLEY.











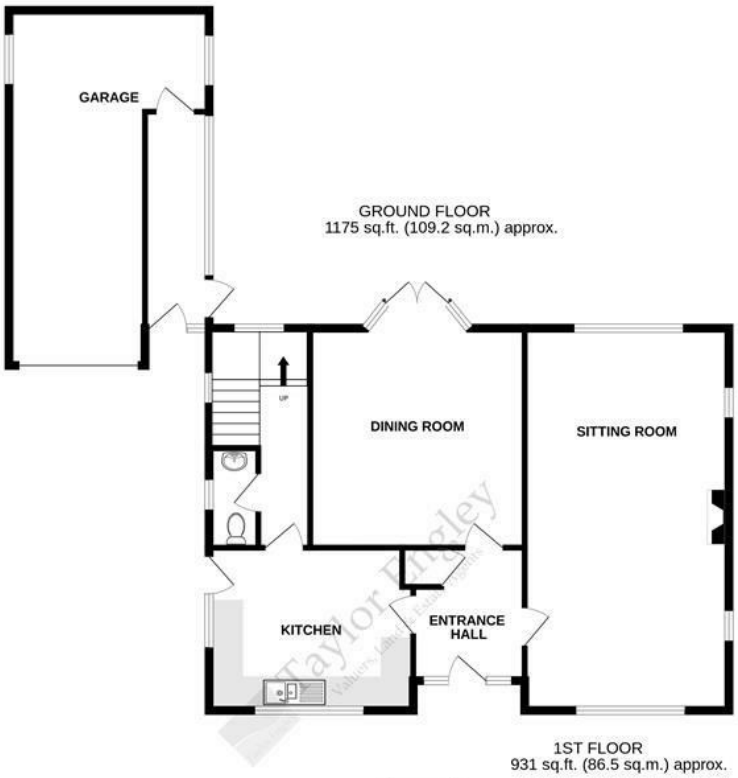






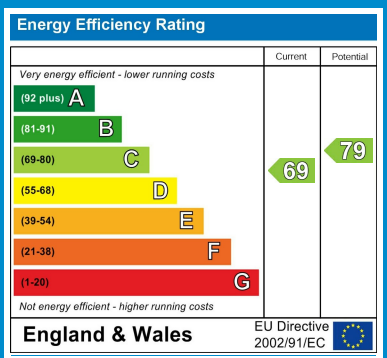


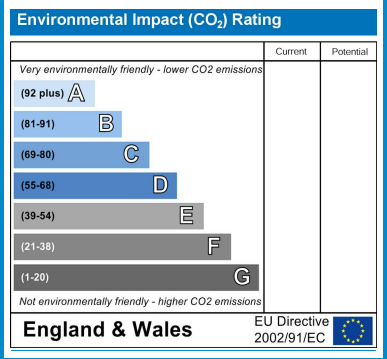




TOTAL FLOOR AREA : 2107 sq.ft. (195.7 sq.m.) approx.

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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