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est. 1978
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11 Ryefield Close, Little Ratton, Eastbourne, East Sussex, BN21 2XJ
Offers In Excess Of £550,000 Freehold

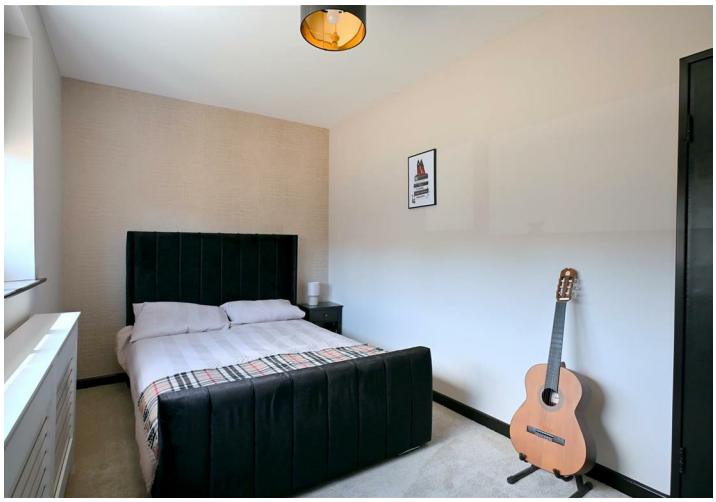
Refurbished in 2025 - An excellent opportunity arises to acquire this SPACIOUS THREE BEDROOMED DETACHED HOME, located in the favoured Little Ratton area. Formerly a four bedroomed house the property has been subject to much improvement by the current occupier and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious open plan sitting/dining/kitchen with stylish dark blue kitchen units, marble effect quartz worksurfaces and a range of integrated appliances. There is a utility room, luxury family bathroom and a separate shower room. The garage offers potential to convert into a fourth bedroom subject to the usual consent, some works have commenced. Outside there is driveway parking and level gardens, the rear enjoying a degree of privacy.



The property is located in the favoured Little Ratton area, being within walking distance of Ratton school and Ocklynge school. Bus services serve the local area and Sussex Downs College and Eastbourne District General Hospital can be found at the nearby Kings Drive. Further local amenities include the David Lloyd Leisure Club and Willingdon Golf Course. Eastbourne's town centre is approximately two miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** WELL PRESENTED AND MUCH IMPROVED HOME * FAVOURED LITTLE RATTON AREA * SPACIOUS OPEN PLAN SITTING/DINING ROOM/FITTED KITCHEN * UTILITY ROOM * THREE SPACIOUS BEDROOMS * GARAGE WITH POTENTIAL TO CONVERT INTO BEDROOM 4 SUBJECT TO THE USUAL CONSENT, SOME WORKS HAVE COMMENCED * LUXURY FAMILY BATHROOM * SEPARATE SHOWER ROOM * SEPARATE FIRST FLOOR WC * GROUND FLOOR CLOAKROOM * DRIVEWAY PARKING * LEVEL GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CONVENIENT LOCATION FOR SCHOOLS FOR MOST AGE GROUPS * INTERNAL VIEWING HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Front door opening to:

Entrance porch
8'10 x 7 (2.69m x 2.13m)
Spacious entrance porch with feature tiled floor, glazed window and door opening to:

Hall
Burnt oak flooring, school house style radiator, under stairs storage cupboard, downlighters.

Cloakroom
Lowe level wc, feature part tiled walls, downlighter.

Living Room Open Plan to Kitchen

Living Room Area
20'5 max x 13'5 (6.22m max x 4.09m)
(20'5 max x 13'5 plus recess)

Attractive through room with burnt oak flooring, marble fire place with fitted living flame gas fire, vertical radiator, outlook to front and patio door to rear.

Kitchen Area
12'3 max x 8'11 max (3.73m max x 2.72m max)
(Maximum measurements include depth of fitted units).

Well appointment fitted kitchen being a feature of the property, comprises, Quartz marble effect worksurface with upstand, inset single drainer sink unit, range of dark blue units, Zanussi eye level oven with cupboard above and below, electric ceramic hob, integrated fridge/freezer, Neff dishwasher, wine cooler, vertical radiator, burnt oak flooring, downlighters, outlook to rear, opening to:

Utility Room
8'11 max x 6'5 max (2.72m max x 1.96m max)
(Maximum measurements include depth of fitted units).

Quartz marble effect worksurface with upstand, space and plumbing for washing machine, cupboard housing, Worcester gas fired boiler, matching base and wall mounted, downlighters, burnt oak flooring, window and door to rear,

Stairs rising from hall to:

First Floor Landing
Spacious landing area with feature balustrade, loft hatch to roof space, school house style radiator, window to front.

Bedroom 1
14'6 x 9'11 (4.42m x 3.02m)
Radiator with cover, two built-in wardrobe cupboards, outlook to rear.

Bedroom 2
14'7 x 9'11 (4.45m x 3.02m)
Radiator with cover, double built- in wardrobe cupboard, outlook to front.

Bedroom 3
9'1 x 8'11 (2.77m x 2.72m)
Radiator with cover, built-in wardrobe cupboard, outlook to front.

Family Bathroom
Considered to be a feature of the property, comprises; shaped freestanding bath with adjacent tap and shower fitment, separate easy access shower cubical with rain head shower and hand held shower fitment, wash hand basin set into cabinet, low level wc with concealed cistern, heated towel rail, tiled floor and matching tiled walls, downlighters, airing cupboard housing cylinder, built in storage cupboard.

Separate Shower Room
Spacious shower with rain head shower and hand held shower fitment, wash hand basin set into cabinet, heated towel rail, downlighters, tiled walls and matching tiled floor, shaver point, window to rear.

Separate WC
Low level wc, part tiled walls, tiled floor, downlighters, window to rear.

Garage
16'1 x 9' (4.90m x 2.74m)
(16'1 max to door x 9' maximum measurements include depth of internal pillars, fittings and structures).

Considered to offer potential for conversion to bedroom 4 subject to the usual consent, some works have commenced, skimmed ceiling, light, windows to side, up and over door to front personal door to hall, electric meter gas meter, and consumer unit.

Driveway Parking
Space to the front of the garage.

Front Garden
Being mainly laid to lawn.

Rear Garden
Delightful level rear garden mainly laid to lawn with well stocked boarders having establish shrubs offering a degree of privacy, patio area to the immediate rear, timber shed, outside tap, gates to either side.

COUNCIL TAX BAND:
Council Tax Band - 'E' 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.





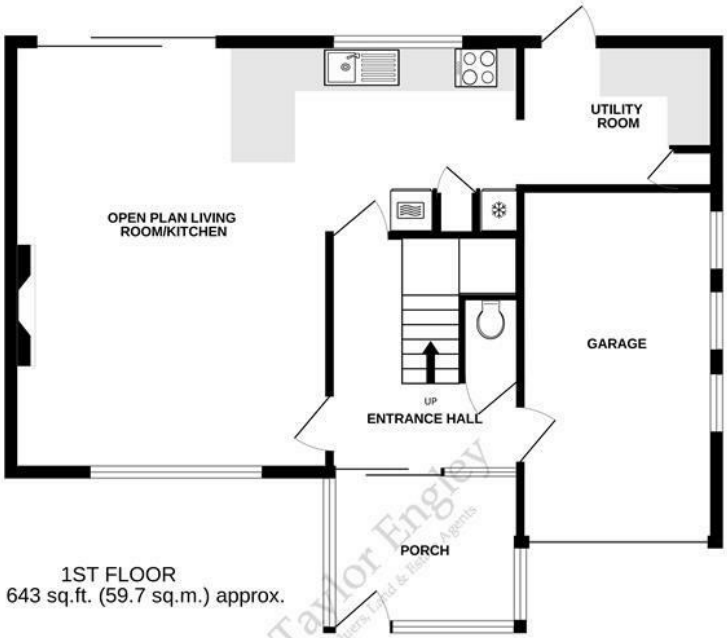




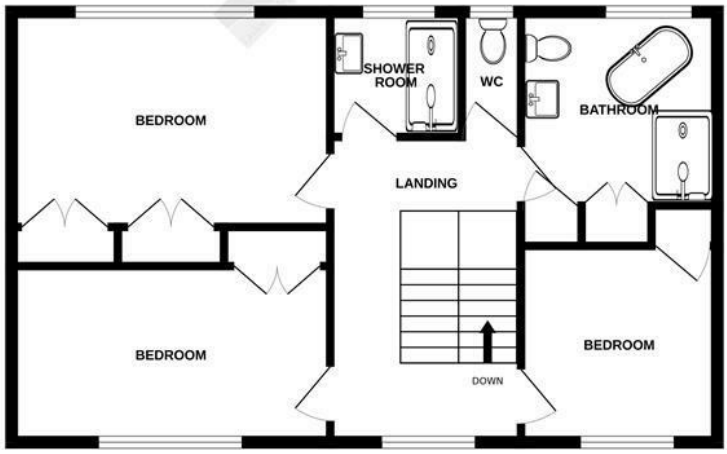




GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.

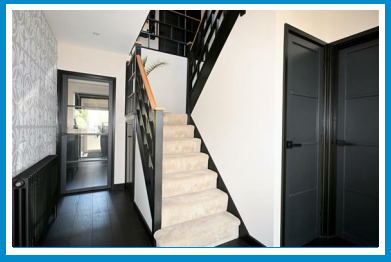


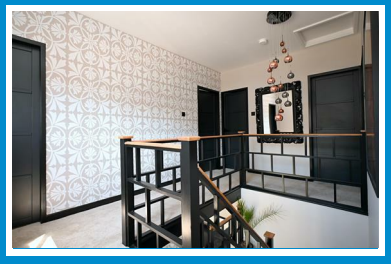
1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 sq.m.) approx.

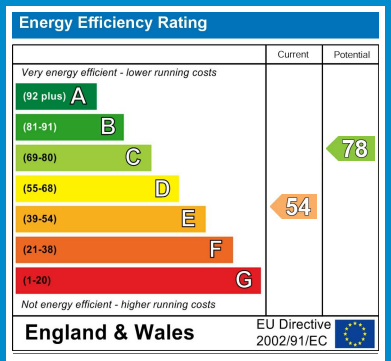
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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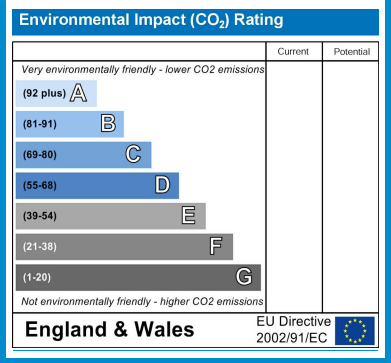












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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