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**Taylor Engley**



**Thimbles, 13 The Combe, Ratton, Eastbourne, BN20 9DB**

**Price Guide £675,000 Freehold**

Thimbles is located in a highly sought after location containing a corner plot in the cul-de-sac, providing excellent privacy to this property on this quiet road within the desirable Ratton Manor Estate. This beautiful property offers excellent versatile living accommodation and is well maintained throughout. WELL ESTABLISHED GARDENS TO FRONT AND REAR, boasting fruit and blossom trees and many other attractive plants. From the rear southerly facing garden you can enjoy views ACROSS EASTBOURNE TO THE SEA and from the front of the property views of the breath-taking SOUTH DOWNS. A recently newly laid driveway accommodates parking for up to four cars. Gated access to both sides of the property. GAS FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING. (EPC=D)



**\* ENTRANCE PORCH \* HALLWAY \* LOUNGE \* DINING ROOM \* KITCHEN \* CONSERVATORY \* FURTHER OPENPLAN LIVING ROOM/KITCHEN \* FOUR BEDROOMS \* TWO SHOWER ROOMS \* BEAUTIFUL GARDENS \* SPACIOUS DRIVEWAY \***

**The property is situated in the favoured Private Ratton Estate being within close proximity to the South Downs National Park, schools for most age groups are within half a mile radius, Willingdon Golf Course is also close by and bus services pass along Willingdon Road which is approximately half a mile distant. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately two and a half miles distant.**



## FRONT DOOR TO:

### ENTRANCE PORCH

Door to:

### HALLWAY

Radiator, feature circular window to front.

### CLOAKROOM/WC

White suite comprising low level WC, washbasin, double glazed window to rear.

### LOUNGE

15'11" x 12'7" max in to bay (4.85m x 3.84m max in to bay)  
Double aspect room with double glazed bay window to front and windows to side, fireplace with inset wood burner, sliding doors to:

### DINING ROOM

9'1" x 8'4" (2.77m x 2.54m)

Radiator, doors to conservatory, double glazed window to side.

### KITCHEN

10'2" x 8'3" (3.10m x 2.51m)

Fitted with a range of white fronted cupboards and drawers, worksurfaces, one and a half bowl sink unit, space for cooker with extractor hood over, inset fridge, radiator. Double glazed window with outlook to rear, door to:

### CONSERVATORY

18'7" x 8'2" (5.66m x 2.49m)

Large opening windows and beautiful views over the garden, two radiators, plumbing and space for washing machine, tumble dryer and further appliances, patio doors to the garden.

### FURTHER OPEN PLAN LIVING ROOM/KITCHEN

28'7" x 8'3" max (8.71m x 2.51m max)

Triple aspect room with double glazed windows to front, side and rear, radiator. The kitchen area is fitted with white gloss fronted cupboards and drawer, built-in oven and electric hob, worksurfaces, sink unit, breakfast bar, space for fridge and freezer, door to garden.

From the hallway, stairs rise to the first floor landing with double glazed window with outlook to front, airing cupboard housing hot water cylinder, hatch to loft space.

### BEDROOM ONE

15'11" x 10'4" (4.85m x 3.15m)

Double aspect room with double glazed windows to front and side, radiator, built-in wardrobe cupboards.

### BEDROOM TWO

15'11" x 8'5" (4.85m x 2.57m)

Radiator, double glazed window overlooking the rear garden.

### SHOWER ROOM

White suite comprising large walk-in shower, low level WC, washbasin with cupboards below, radiator, double glazed window to rear.

From the open plan living room, stairs rise to a further first floor landing.

### BEDROOM THREE

9'3" x 8'7" (2.82m x 2.62m)

Double glazed window with outlook to front, radiator, hatch to loft space.

### BEDROOM FOUR

8' x 6'6" (2.44m x 1.98m)

Radiator, double glazed window overlooking the rear garden.

### SHOWER ROOM

Suite comprising shower cubicle, WC, washbasin, heated towel rail, extractor fan.

### GARDENS

Patio and lawned areas, well stocked with a good variety of mature shrubs and trees, gate to front access, outside tap, timber shed.

### DRIVEWAY

Spacious driveway to front.

### PLEASE NOTE:

We have been advised The Combe is a private road, so residents occasionally contribute to any road works that may be required in the cul-de-sac. (All details concerning any outgoing are to be verified).

### 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)

### COUNCIL TAX BAND:

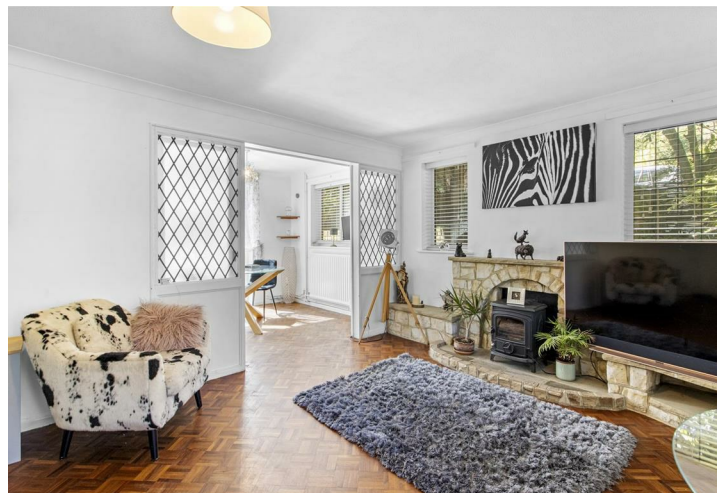
Council Tax Band D.

### 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:

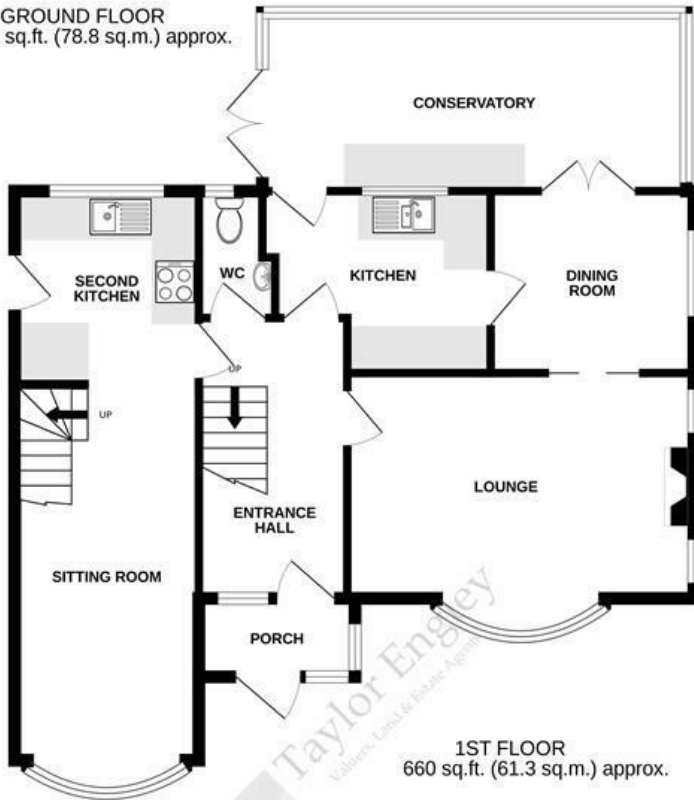
All appointments are to be made through TAYLOR ENGLELY.







GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.

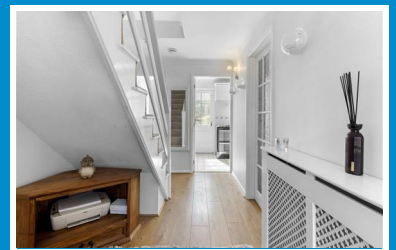
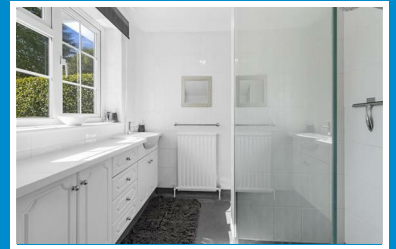
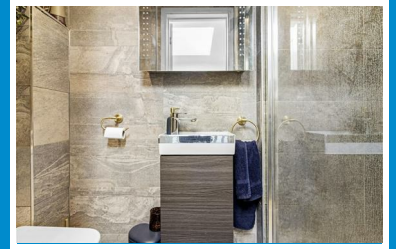


1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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		
<b>England &amp; Wales</b>	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.

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