



A chain free Sussex style three bedroom detached house in the sought after Ratton area of Eastbourne. This property requires a program of modernisation that shall result in a wonderful family home. Situated at the foot of The South Downs National Park, featuring a large mature garden backing onto woodland. To see the potential, Surrige Mison estates would advise viewing the property in the first instance. The property does have replacement double glazing, gas central heating system and a presentable exterior; which is a good base to start from.

**Guide Price £550,000 | Freehold**



53 Parkway, Ratton, Eastbourne, East Sussex, BN20 9DY

## Entrance Hall

Opaque double glazed door to front. Radiator. Carpet flooring. Stairs leading to first floor.

## Lounge - 5.92m x 3.23m (19'5" x 10'7")

Three double glazed windows to rear. Gas fireplace with brick surround. Carpet flooring. Radiator.

## Dining Room - 3.56m x 3.23m (11'8" x 10'7")

Double glazed window to front. Radiator. Cupboard. Carpet flooring.

## Lobby

Opaque double glazed window to side.

## Cloakroom

Opaque double glazed window to side. Partially tiled walls. Wash hand basin and W.C.

## Kitchen/Breakfast Room - 7.34m x 2.57m (24'1" x 8'5")

Triple aspect room with double glazed windows to front and double glazed window and opaque glazed door to side. Dining area with double glazed French doors to garden and double glazed window to side. Two radiators. Fitted with a range of white wall & base units housing Ideal Logic+ gas boiler. Oak style work surfaces with space for a range of appliances and housing inset double sink unit.

## First Floor Landing

Loft access. Airing cupboard with immersion heater tank. Carpet flooring.

## Bedroom One - 3.68m x 3.58m (12'1" x 11'9")

Two double glazed windows to rear. Built in wardrobes. Carpet flooring.

## Bedroom Two - 3.61m x 3.25m (11'10" x 10'8")

Two double glazed windows to front. Radiator. Carpet flooring.

## Bedroom Three - 2.39m x 2.21m (7'10" x 7'3")

Double glazed window to rear. Radiator. Carpet flooring. Fitted shelving to three walls.

## Eaves Storage - 4.5m x 1.07m (14'9" x 3'6")

With light and hanging rail.

## Bathroom

Double glazed opaque window to front. Radiator. Fully tiled walls. Suite comprising of bath with mixer taps and shower attachment, wash hand basin and W.C.

## Driveway

Paved surface with iron gates.

## Garage

Single garage with up & over door.

## Front Garden

Mainly laid to lawn with mature shrubs and flower borders.

## Rear Garden

Large garden backing onto woodland. Mainly laid to lawn with patio area. Gated side access. Mature hedges, shrubs, trees, and flower borders. The garden slopes gently up to woodland and has a south/west aspect.

## Council Tax

Band E with Eastbourne Borough Council.



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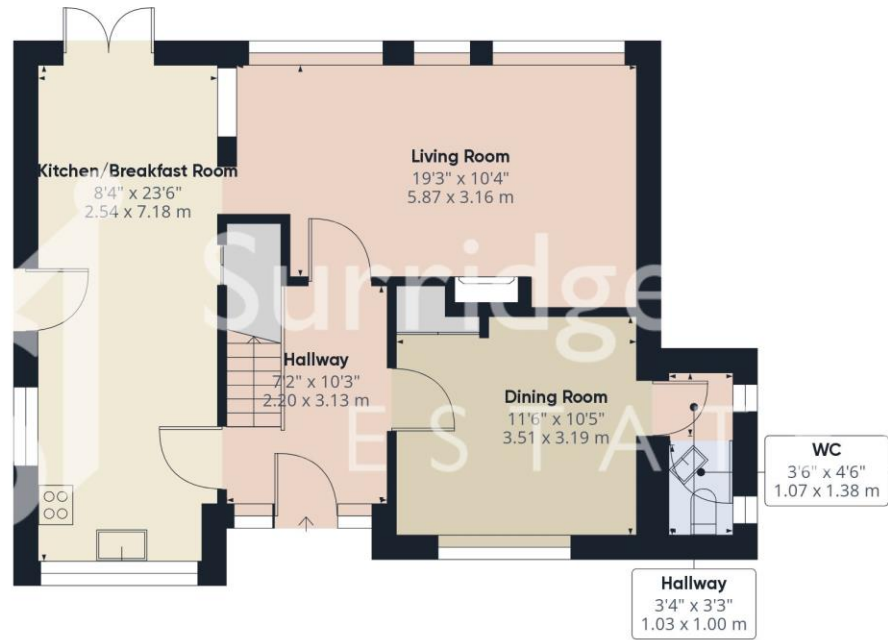
Pevensey, BN24 5LP

Company Registration Number 14506438

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

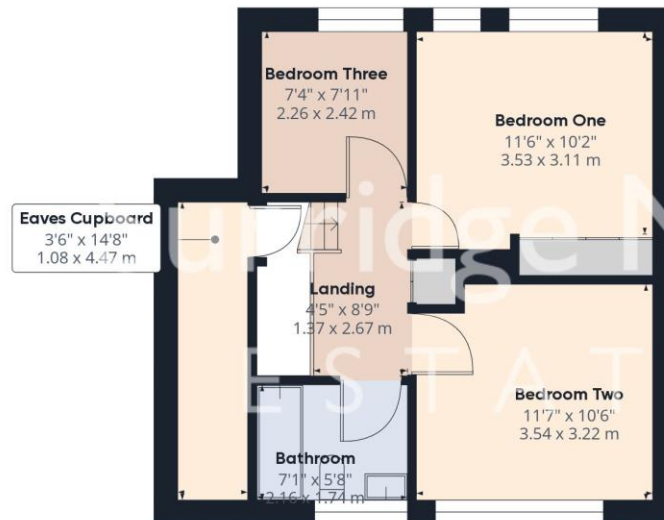


Floor 0

Approximate total area<sup>(1)</sup>

1106.93 ft<sup>2</sup>

102.84 m<sup>2</sup>



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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