



11 Ratton Gardens, Ratton Drive, Eastbourne, BN20 9BT

Price £310,000 | Share of Freehold

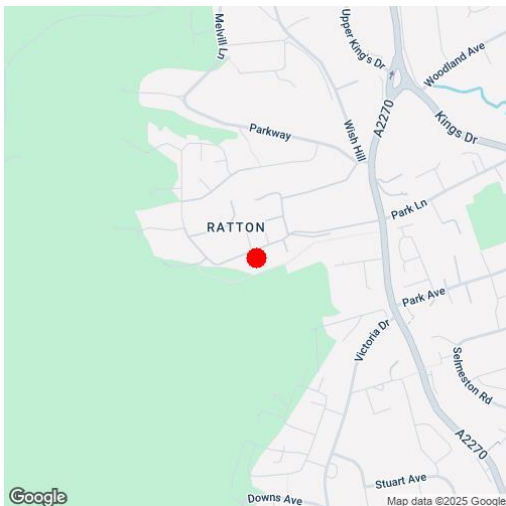
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



An immaculately presented two bedroom ground floor flat with private area of garden located within the exclusive private Ratton Estate backing onto Willingdon Golf Course. Ratton Gardens is set within park like communal gardens and has direct access to a path that leads you to the South Downs. This beautiful property has been the subject of much improvement and refurbishment by the current owner in recent years and boasts private entrance, spacious entrance hall, light filled sitting room with french doors leading to the attractive communal gardens, modern and stylish kitchen with fitted appliances and breakfast bar, two double bedrooms with built in wardrobes, luxurious bathroom with panelled bath, walk in shower cubicle, wash hand basin, low level wc, tiled walls, tiled floor and underfloor heating, there is also a further separate wc. A particular feature is the private front garden mainly laid to lawn and screened by an attractive flint wall, there is also a useful outside storage cupboard. The property comes with a share of the freehold and has additional benefits including double glazing and gas central heating.







### At a Glance:

- Beautifully presented two bedroom ground floor flat
- Private area of garden
- Modern Kitchen with fitted appliances and breakfast bar
- Stylish bathroom with bath and separate shower
- Park like communal gardens
- Private entrance
- Direct access to the South Downs
- Backing onto Willingdon Golf Course
- Private and exclusive Ratton Estate

### Accommodation:

**PRIVATE FRONT DOOR**

**PRIVATE ENTRANCE HALL**

### SITTING ROOM

13'4" (4.06m) x 11'10" (3.61m)

### KITCHEN

11'7" (3.53m) x 10'9" (3.28m)

### BEDROOM 1

12'2" (3.71m) x 11'11" (3.63m)

### BEDROOM 2

10'9" (3.28m) x 9'8" (2.95m)

**BATHROOM/WC**

**SEPARATE WC**

### OUTSIDE:

**PRIVATE FRONT GARDEN**

**OUTSIDE STORAGE CUPBOARD**

**COMMUNAL GARDENS**

### LEASE:

T.B.C. Share of Freehold.

### MAINTENANCE:

T.B.C.

### GROUND RENT:

Nil

### SUB-LETTING:

T.B.C.

### PETS:

T.B.C.

### COUNCIL TAX:

Band "C"

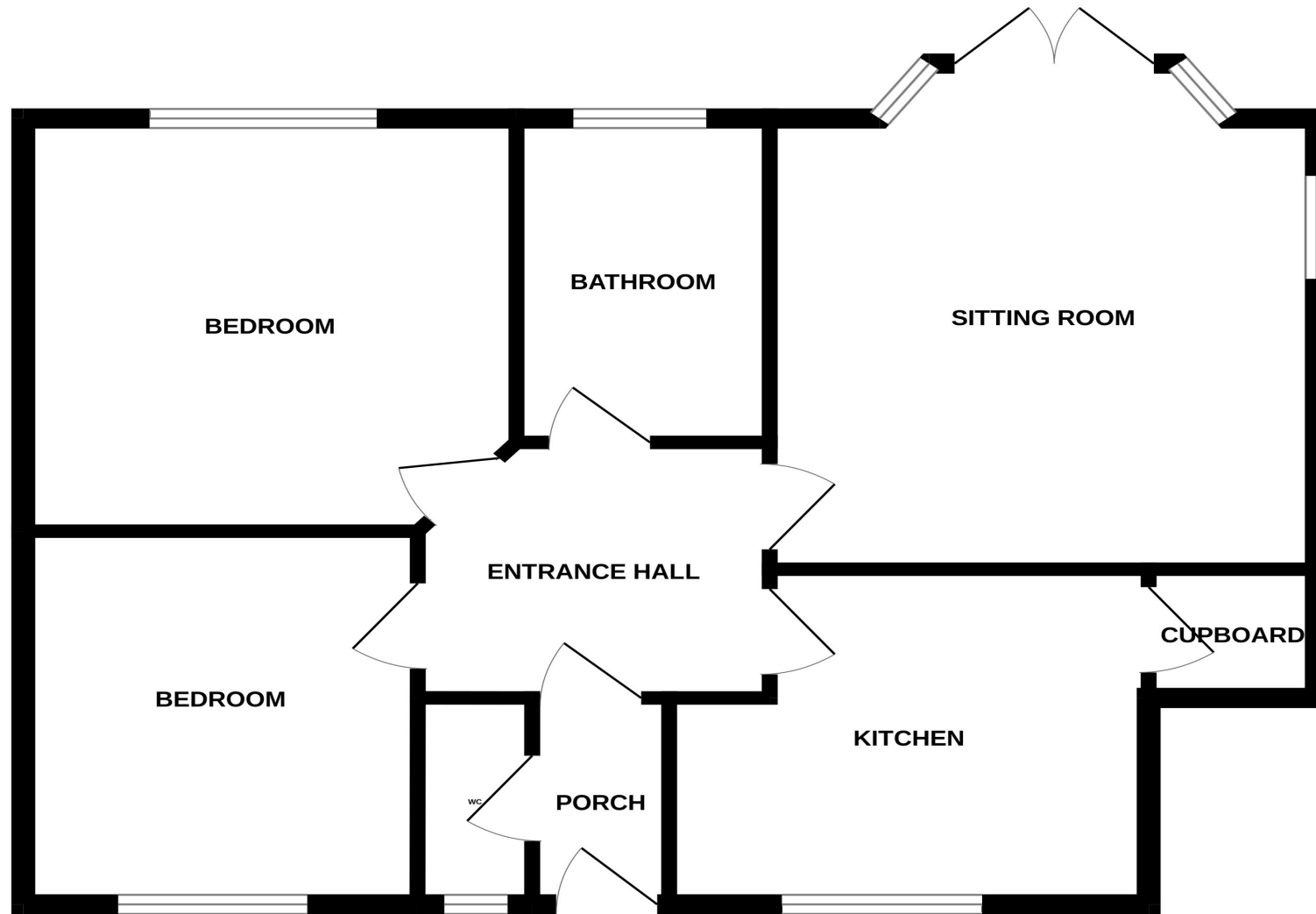
### EPC:

"D"

(All details concerning the terms of the Lease and outgoings are subject to verification)



## GROUND FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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