



9 Ryefield Close, Eastbourne, East Sussex BN21 2XJ



A generous sized property, which with some updating and redecoration will make a fabulous family home. Located in a desirable close within the prime Little Ratton area of Willingdon. Comprising of four bedrooms, a family bathroom and en-suite, two reception rooms, kitchen and utility and a large conservatory across the rear of the property. This is an opportunity not to be missed.

ENTRANCE PORCH
RECEPTION HALLWAY
LOUNGE
KITCHEN
UTILITY
RECEPTION ROOM
CONSERVATORY
REAR PORCH
FIRST FLOOR
LANDING

PRINCIPAL BEDROOM and EN SUITE
BEDROOM 2
BEDROOM 3
BEDROOM 4
BATHROOM



Description

AP Estate Agents are proud to present this charming large detached property in the very desirable area of "Little Ratton" in Willingdon, Eastbourne. Ryefield close is a small development of just 12 detached properties thought to have been built in the early 1970's. Since being built the property has had various changes to establish more living space for the family to enjoy. This includes the original integral garage being converted to create an extra reception room and utility room, with a new garage then built to the other side of the property. As well as a large conservatory being built across the full width of the rear of the property, with access out to an attractive rear garden. If you love a project, this property has bags of potential and with some updating and redecoration will make a fabulous family home. This is an opportunity not to be missed.

INSIDE THE PROPERTY

Access to the property is gained via a large ENTRANCE PORCH on the front of the property which leads into a RECEPTION HALLWAY with a CLOAKROOM and a couple of useful storage cupboards. The Hallway is flooded with light due to floor to ceiling opaque windows either side of the front door. Stairs with decorative Iron balustrade lead up to the first floor. THE LOUNGE is a generous size and slightly "L" shaped, it features a stonework open fireplace and large window overlooking the front of the property. From this room there are doors that lead to the kitchen and conservatory. The KITCHEN is accessed from both the Hallway and Lounge, and consists of cream colored base and wall units with a light wood effect laminate worktop, and includes an undercounter electric oven with gas hob and extractor above, 1.5 bowl sink, space and plumbing for both dishwasher and washing machine. There is a window looking from the sink out into the conservatory and a door leading to the Utility room. There is plenty of potential here to open plan the kitchen into the lounge or utility, as well as close one of the doors off to expand upon the storage options within the room. The UTILITY ROOM provides useful storage cupboards and a door leading out to an enclosed REAR PORCH (part of the conservatory). The extra RECEPTION room is accessed from the hallway and the utility, and could be used for a variety of purposes, it naturally lends itself to being a dining room with easy passage back to the Kitchen, alternatively it could quite easily become a home office, playroom, cinema room, the options are endless. On the rear of the property is a large CONSERVATORY spanning the entire width of the house, it offers huge versatility providing space to dine, entertain and relax while looking out to the garden beyond. The room is comfortably heated with a couple of radiators and has doors leading out to the garden as well as the integral rear porch area.

UPSTAIRS

Stairs lead up to the first floor with a split landing halfway up, the landing is galleried with decorative iron balustrades and offers access to all the upstairs rooms as well as a large window at the top of the stairs providing ample light. THE PRINCIPAL BEDROOM has a full range of fitted bedroom furniture including wardrobes, dressing table and drawers, with a window overlooking the rear garden. The EN SUITE has an enclosed shower cubicle, pedestal wash basin and W.C. BEDROOM 2 is adjacent to the principal bedroom, it is a good size double and benefits from a built in double wardrobe, with views out towards the front of the property. Over the landing there is BEDROOM 3, another double with views over the rear garden and benefits from a built in double wardrobe and contains the airing cupboard. BEDROOM 4 has been used as an office and contains fitted office furniture, shelving, worktop space with cupboards below. There is a built in wardrobe in the corner of the room and a window with views out to the front of the property. The FAMILY BATHROOM is a colored suite comprising of a panel bath with a shower above and curtain, pedestal wash basin, low level W.C. Fully tiled with a laminate floor and single radiator.

OUTSIDE

The property is approached via a pathway to the front door in between two lawn areas, bordering the lawns are low growing mature shrubs and plants. There is a DRIVEWAY in front of the garage with parking for a single vehicle. There is also the option to reinstate additional parking where a driveway would have led to the original garage of the house, before it was converted into accommodation. Typically with this age of property the facade is half weather boarded and the windows are double glazed with brown frames.

At the rear of the property it is clear to see that the garden has been lovingly cared for, it is a wide plot with a central area of lawn and mature shrubs, specimen trees and flowers around its borders. Patio extends off the rear of the property with a decorative wall and single step leading you onto a stone chipped area of the garden, at one time there was a large water feature (not working currently) adjacent to a seating area under a pergola, during the summer I can imagine the climbing rose on the pergola provides shade and an attractive feature of the garden. The garden is securely fenced with a single gate to the side providing access to the front, as well as a door into the GARAGE with power and light.



LOCATION

This property is situated in a fantastic location within a stones throw of Ratton secondary school, off of Park Avenue. There are several other schools in close proximity, including Ocklynge primary (0.3 miles), Eastbourne college (0.5 miles), Cavendish school (0.7 miles) to name a few.

Other notable locations close by are Willingdon golf club providing access onto the South Downs National park, Eastbourne District General Hospital is within 0.5miles and Hampden Park, a lovely area to enjoy walks through formal gardens with a large pond in its center that is home to a variety of guinea fowl. Other attractions within the park is an indoor and outdoor Bowling center, Tennis club, Skate park, Playing fields and Tea rooms.

Hampden Park mainline station is 1.4 miles away and gets you to Brighton in 40minutes, Gatwick in under 60minutes and London Victoria in just over 90minutes

Hastings (18 miles), Brighton (25 miles), Royal Tunbridge Wells (30 miles), Gatwick airport (41 miles)

www.visiteastbourne.com for more information on the town

ADDITIONAL INFORMATION

SERVICES: Mains Gas, water and electricity

COUNCIL TAX BAND: E - Eastbourne Council - £2,820.59

DIRECTIONS: What3words///event.back.treat

Local Authority: Eastbourne
Services (not checked or tested): Mains Gas and Drainage
Tenure: Freehold
EPC: EPC Rating C
Council Tax Band: E

Guide Price £450,000

Viewings

Strictly by Appointment Only

Disclaimer:

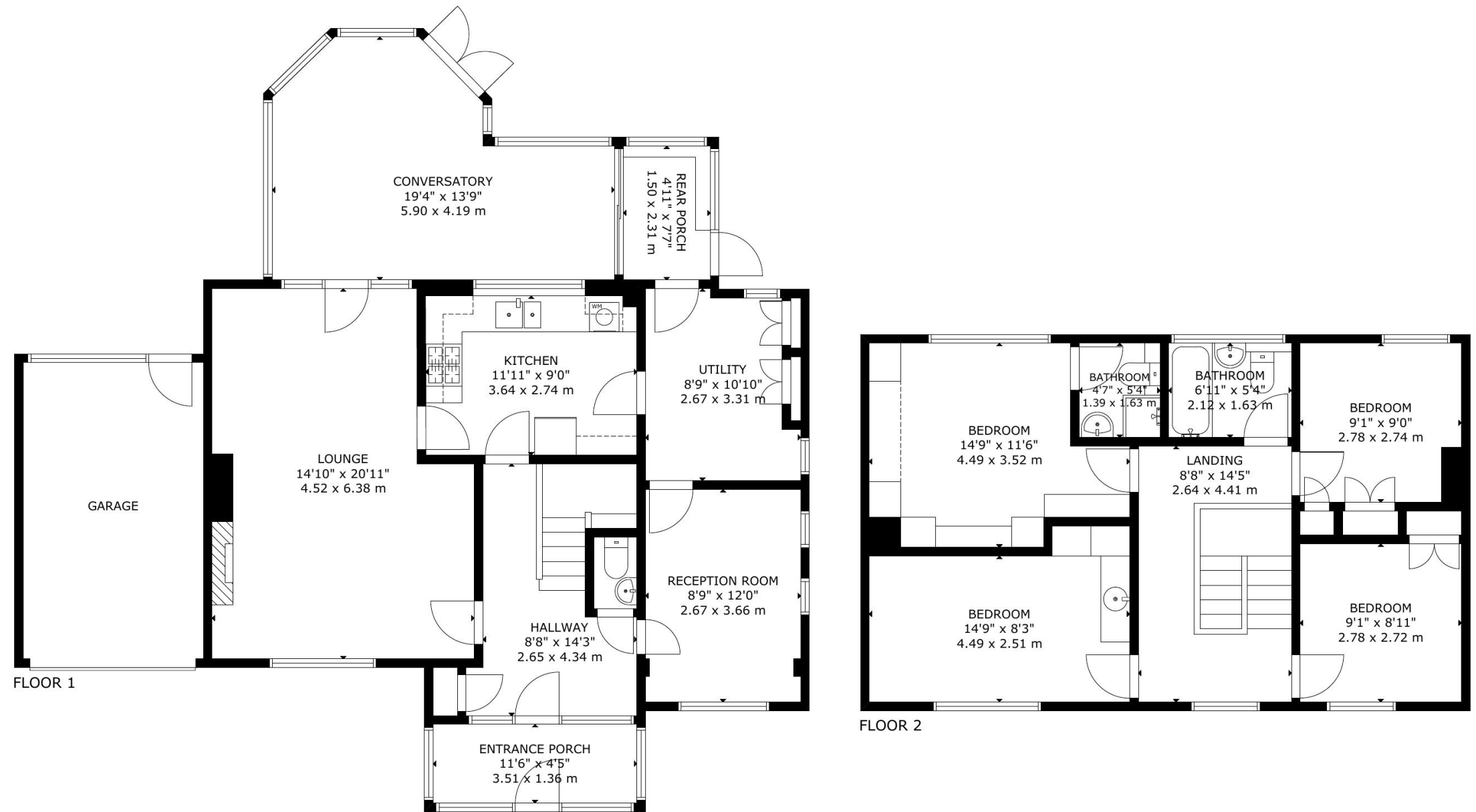
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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GROSS INTERNAL AREA
 TOTAL: 157 m²/1,693 sq.ft
 FLOOR 1: 94 m²/1,014 sq.ft, FLOOR 2: 63 m²/679 sq.ft
 EXCLUDED AREA: ENTRANCE PORCH: 5 m²/51 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

