



63 Park Avenue, Eastbourne, East Sussex BN21 2XH



A unique bungalow with lots of potential and scope to extend, offering SPACIOUS ACCOMMODATION and a GOOD SIZE PLOT, set back from the road. This 4 Bedroom bungalow is ideal for a growing family. It is in the highly desirable Ratton area of Eastbourne, opposite Ratton Secondary school and a short walk from East Sussex college, making it of particular interest to parents. For the avid golfers, Willingdon Golf club is right on your door step, beyond which you have access onto the South Downs enjoying miles of walking. The wonderful Hampden Park is at the bottom of Park Avenue, providing plenty of walks, a wonderful lake, a large children's playground and various leisure facilities. This property must be viewed to be fully appreciated.

Hallway

Bedroom One

Bathroom

Lounge

Bedroom Two

Separate WC

Conservatory

Bedroom Three

Roof room

Kitchen

Bedroom Four



Description

AP Estate Agents are delighted to offer for sale this unique 4 Bedroom Bungalow with lots of potential to improve and extend within the highly desirable area of Ratton. Set back from the road by a frontage of trees this spacious property is waiting to be discovered by its new owners. The accommodation comprises of a large living area that has been increased by having a spacious conservatory built at the back of the property, the glass roof has been replaced by a solid one so this room could become a dining room or simply a wonderful space to sit and enjoy the sunsets in the evening. The Kitchen is larger than average with space for a breakfast table in the middle. There are 4 good size bedrooms and the loft has been partial converted into a useable room with a window, but this could quite easily become another bedroom with en-suite (with the relevant permissions in place).

INSIDE THE PROPERTY

The current owner desired to create a country cottage feel inside their home and the walls have been rendered to give a rustic appearance, with narrow beams added to the walls and higher than average ceilings.

The front door opens into an "L" shaped HALLWAY with doors opening off to all the principal rooms. Straight ahead is the LOUNGE, a lovely sized room with a feature exposed brick fireplace and inset log burner, two windows bring in light from the side and there is a large picture frame window and door overlooking the CONSERVATORY. As mentioned earlier in the description the glass roof was replaced a few years ago with a solid one which has made a big difference to this room, making it comfortable to use all year round and with access out to the garden. At the heart of every home is the KITCHEN and this one has a fabulous amount of space, well designed and fitted with a range farmhouse style units with a gas fired Aga, space for other freestanding appliances, plumbing for a washing machine and a breakfast table in the middle.

BEDROOM 1 and 2, the largest of the bedrooms, are situated at the front of the property and benefit from fitted units with ample storage including an airing cupboard. Further along the hallway there is a very large understairs cupboard. Next is the doorway that leads you up via a traditional staircase up to the LOFT ROOM, this room has been boarded and a window installed. There is potential to fully convert this space into a fantastic large master bedroom and en-suite (with planning agreed). BEDROOMS 3 and 4 are both considered doubles and appreciate sunny aspects to the side of the property. The BATHROOM has a panel bath at one end with a glass screen and wall mounted adjustable shower above, WC, heated towel rail and wash basin with cupboards below. There is also a SEPERATE WC with corner basin.

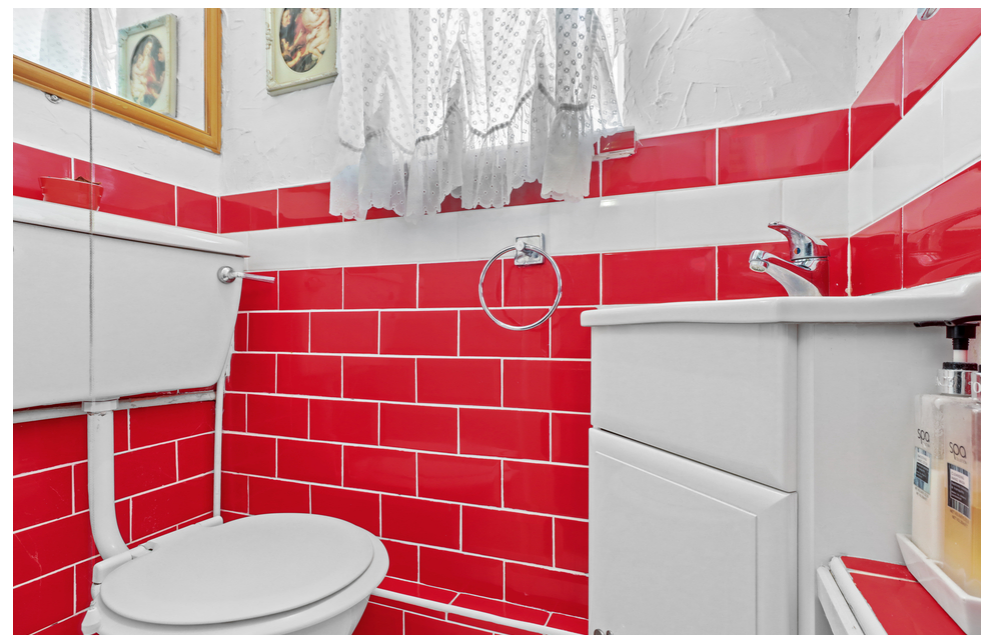
OUTSIDE

The property is approached via a driveway with parking comfortably for a couple of cars, progressing up a slight incline to a single garage, and then a few steps take you up to a path which leads towards the front door. Large conifers shield the property from view. The rear garden is a great size extending to just over 80 ft from the house, the garden has been landscaped over the years with a terrace adjoining the rear of the property and shallow steps leading up to a seating area overlooking the formal lawn, flanked by well stocked borders and hosting an array of mature shrubs and trees. In the rear left corner of the garden, just beyond the vegetable patch, are a couple of timber framed sheds. However, the most substantial outbuilding is a SUMMERHOUSE that has been used as an outside office in the past. The garden enjoys a southerly aspect and a good degree of seclusion.

ADDITIONAL INFORMATION

At some point in the past part of the rear garden was sold to build a bungalow, there is a driveway that leads down the side of the plot directly to it but no maintenance contribution is required. The side gate that leads onto that driveway is used on a gentleman's agreement.





SERVICES

Gas central heating and mains drainage.

LOCATION

This property is situated in a fantastic location within Park Avenue, opposite Ratton secondary school. 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

DIRECTIONS

What3words ///angel.august.twig

From Polegate travel along the A2270 Eastbourne road in a southerly direction, until reaching a large roundabout, take the first left onto Kings drive, pass straight over the next mini roundabout and keep an eye out for Park Avenue on your right, turn up Park Avenue and you will see the property on the left, opposite Ratton school and displayed by a AP Estate Agents board.

Local Authority: Eastbourne

Services (not checked or tested): Gas Central

Heating and Mains Drainage

Tenure: Freehold

EPC: EPC Rating E

Council Tax Band: F

Guide Price £495,000

Viewings

By Appointment Only



Disclaimer:

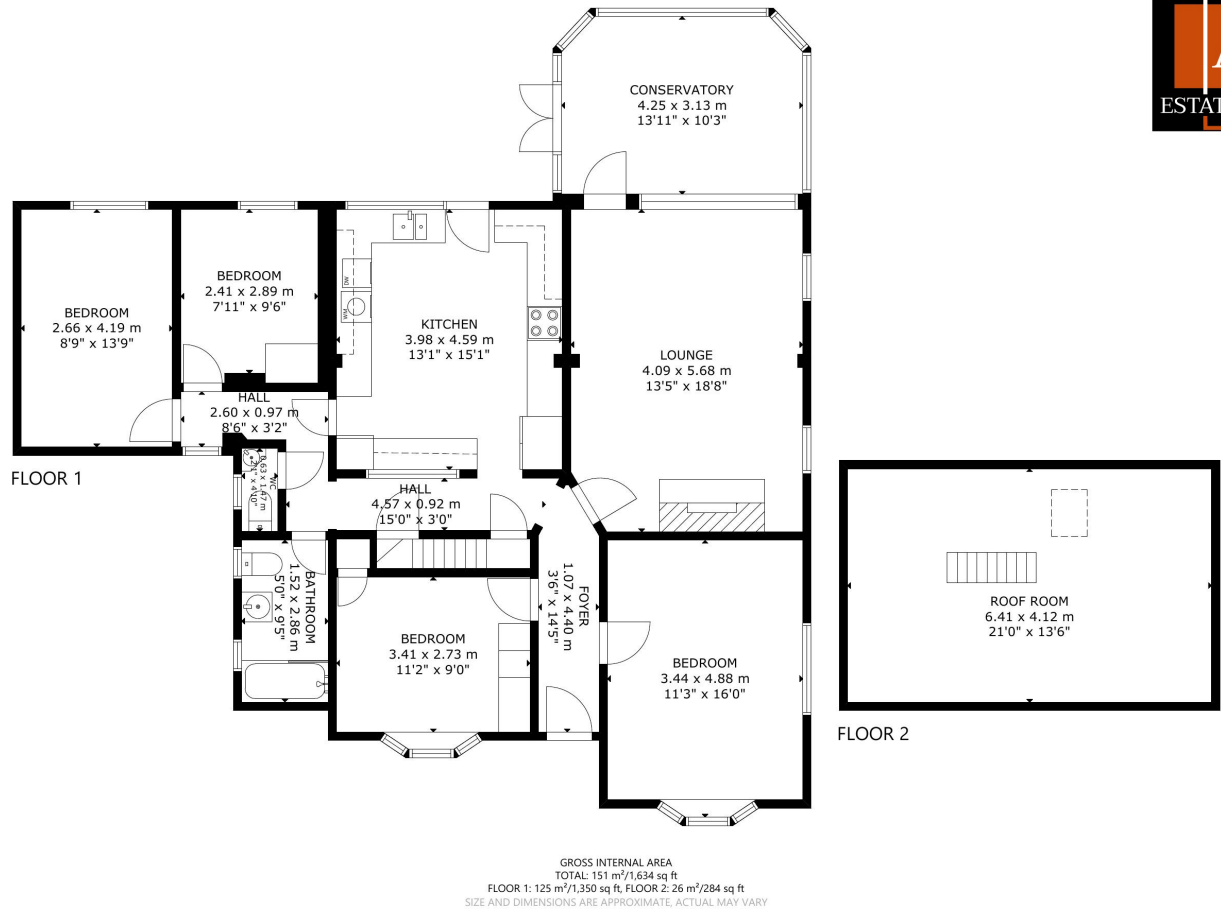
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

