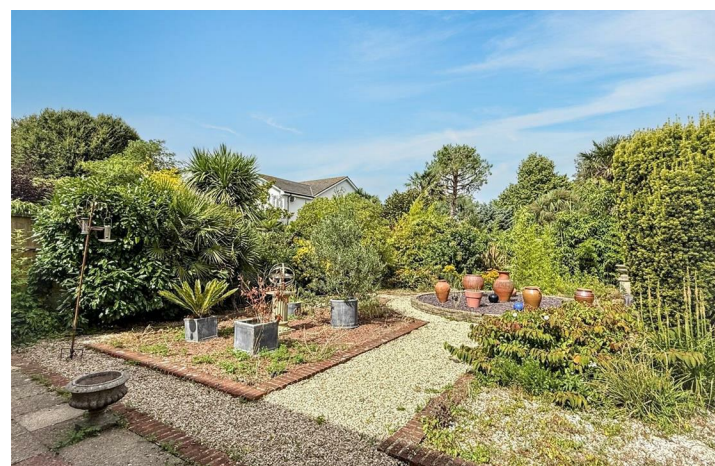
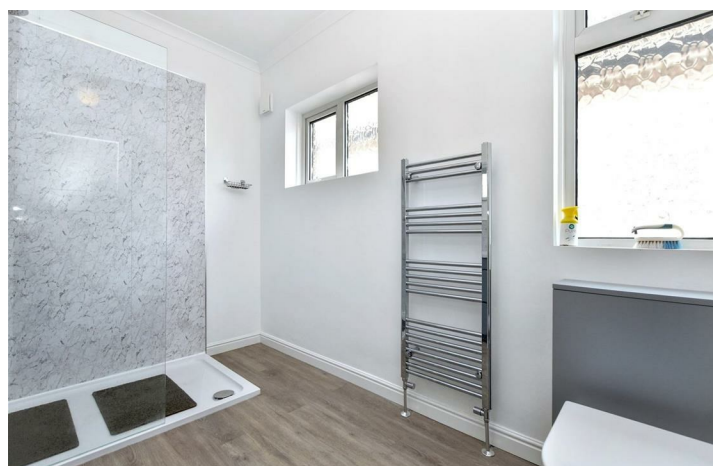


4 Park Lane,
Eastbourne, BN21 2UT

Freehold

£725,000



4 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.



TOWN PROPERTY



01323 412200

Freehold

4 Bedroom 2 Reception 1 Bathroom

£725,000



4 Park Lane, Eastbourne, BN21 2UT

This charming detached period residence in the sought after Little Ratton area offers spacious, family friendly accommodation. Accessed via a covered entrance, the property opens into an impressive hallway that sets the tone for the generous layout throughout. Featuring four well proportioned bedrooms and two large reception rooms, the home also includes a fitted kitchen/breakfast room - ideal for updating to suit modern tastes. The first floor shower room/WC boasts a sleek, contemporary suite, complemented by a convenient ground floor cloakroom. The property benefits from double glazing, gas fired central heating and radiators throughout and is presented in good decorative order. Outside, a substantial gravel driveway provides ample off street parking for multiple vehicles and leads to a detached garage with a pitched roof and remote controlled roller door. The rear garden offers a private and tranquil retreat, beautifully landscaped with formal planting, soft greenery and mature trees, shrubs and flowers. Ideally located, the home is close to Ratton School, East Sussex College and the District General Hospital. The picturesque Willingdon Village, with its charming shops and eateries, is within walking distance. Hampden Park's mainline railway station and the scenic Hampden Park itself are also easily accessible.

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4 Park Lane, Eastbourne, BN21 2UT

£725,000

Main Features

- Detached Period House

• 4 Generous Bedrooms

• Sitting Room & Dining Room

• Conservatory

• Kitchen/Breakfast Room

• Modern Shower Room/WC & Cloakroom

• Approx 100' Rear Garden

• Driveway & Garage

• Sought After Little Ratton Location

• CHAIN FREE
- Entrance

Hallway

Cloakroom

Sitting Room

Dining Room

Conservatory

Kitchen/Breakfast Room

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Refitted Modern Shower Room/WC
- Covered entrance with private front door to-

Carpet. Radiator. Understairs cupboard (including a safe). Further store cupboard. Double glazed window to front aspect.

Low level WC. Wash hand basin with mixer tap and vanity unit below. Ceramic tiled flooring. Frosted double glazed window.

19'6 x 13'3 (5.94m x 4.04m)

17'0 x 13'5 (5.18m x 4.09m)

14'1 x 9'1 (4.29m x 2.77m)

16'7 x 10'2 (5.05m x 3.10m)

16'8 x 13'7 (5.08m x 4.14m)

15'3 x 13'3 (4.65m x 4.04m)

13'0 x 10'1 (3.96m x 3.07m)

9'9 x 9'1 (2.97m x 2.77m)

Large walk in shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Part panelled walls. Luxury vinyl flooring. Two frosted double glazed windows.

- Outside

Parking

Detached Garage

EPC = E

COUNCIL TAX BAND = C
- The rear garden is a paradise for the keen gardener. With soft landscaping, formal planting and mature borders it extends to approximately 100' in length and there is gated side access.

A generous gravel covered driveway to the front provides off street parking for a number of vehicles and this also leads to the garage.

17'10 x 10'09 (5.44m x 3.28m)

Remote roller door, water tap, overhead storage and electric light and power supply.

