



90 Upper Ratton Drive  
Eastbourne, BN20 9DJ

**£650,000**



## 90 Upper Ratton Drive

Eastbourne, BN20 9DJ

Phil Hall Estate Agents welcomes to the market this delightful family home set within a private and elevated position in the highly regarded Upper Ratton area of Eastbourne. This substantial three-bedroom detached residence represents a genuinely rare opportunity. Individually built by the current owners many years ago, the property has never previously been available on the open market, and is now offered for sale for the very first time. Homes of this nature, location and provenance seldom become available, particularly with the added benefit of being chain free.

While the property would benefit from general updating, this presents an exciting opportunity for a purchaser to enhance and modernise a home in an exceptional location. The overall plot, private setting and generous accommodation combine to create a home of real distinction in one of Eastbourne's most sought-after residential areas.

Upon entering the home, you are welcomed into a spacious and well-proportioned entrance hall, which forms the central hub of the ground floor and provides access to all principal rooms. The sense of space is evident immediately and continues throughout the property.

The main living room is a standout feature, offering impressive dimensions of approximately 31'07 x 14'03 and benefiting from a triple aspect, allowing natural light to flood the room throughout the day. With views to the front, side and rear gardens, this room offers a wonderful feeling of connection to the surrounding plot. A feature fireplace provides a natural focal point, while double doors open directly onto a side patio, creating a seamless transition between indoor and outdoor living—ideal for both entertaining and everyday enjoyment.

Complementing the living room is a separate front-facing dining room, perfect for formal meals or family gatherings. This room opens into a charming conservatory, which enjoys pleasant views over the rear section of the garden and provides a peaceful space to relax.





Positioned at the rear of the property, the kitchen is generously sized and arranged in a long layout. It features wall-mounted and matching base units with work surfaces over, a breakfast bar area, and allocated space for a cooker, dishwasher and washing machine. While the kitchen is clean, tidy and fully functional, it offers clear scope for modernisation, allowing a buyer to enhance and personalise the space to their own tastes and standards.

The ground floor accommodation is further enhanced by a separate study, ideal for home working or as a hobby room, and a ground floor cloakroom, adding practicality and convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms. Bedrooms one and two are particularly generous and enjoy delightful elevated views across Eastbourne, reinforcing the property's desirable position. The third bedroom offers flexibility, suitable as a guest room, child's bedroom or additional office space. The family bathroom is notably spacious and fitted with a bath, corner shower cubicle, his-and-hers sinks and WC, making it ideal for family living.

Entrance Hall

Ground Floor Cloakroom  
6'05 x 3'02 (1.96m x 0.97m)

Study  
9'11 x 7'07 (3.02m x 2.31m)

Living Room  
31'07 x 10'3 (9.63m x 3.38m)

Dining Room  
16'05 x 8'11 (5.00m x 2.72m)

Conservatory  
10'00 x 9'06 (3.05m x 2.90m)

Kitchen/Breakfast Room  
19'06 x 8'10 (5.94m x 2.69m)

First Floor Landing

Bedroom One  
14'06 x 13'11 (4.42m x 4.24m)

Bedroom Two  
16'01 x 9'11 (4.90m x 3.02m)

Bedroom Three  
11'09 x 7'10 (3.58m x 2.39m)

Bathroom  
13'02 x 6'06 (4.01m x 1.98m)

Outside

Externally, the property truly excels. The property is approached via a long private driveway, creating an immediate sense of seclusion and exclusivity. The driveway provides ample off-road parking for multiple vehicles and leads directly to the front of the house and a single garage, making it ideal for families or those who enjoy entertaining.

The gardens wrap around the house, offering a wonderful sense of space and privacy. Mainly laid to lawn, the gardens are complemented by a selection of patio areas to both the side and rear, providing multiple areas for outdoor seating, dining and entertaining throughout the day. The elevated setting enhances both privacy and outlook, creating a peaceful and secure environment.

Garage  
16'06 x 9'00 (5.03m x 2.74m)



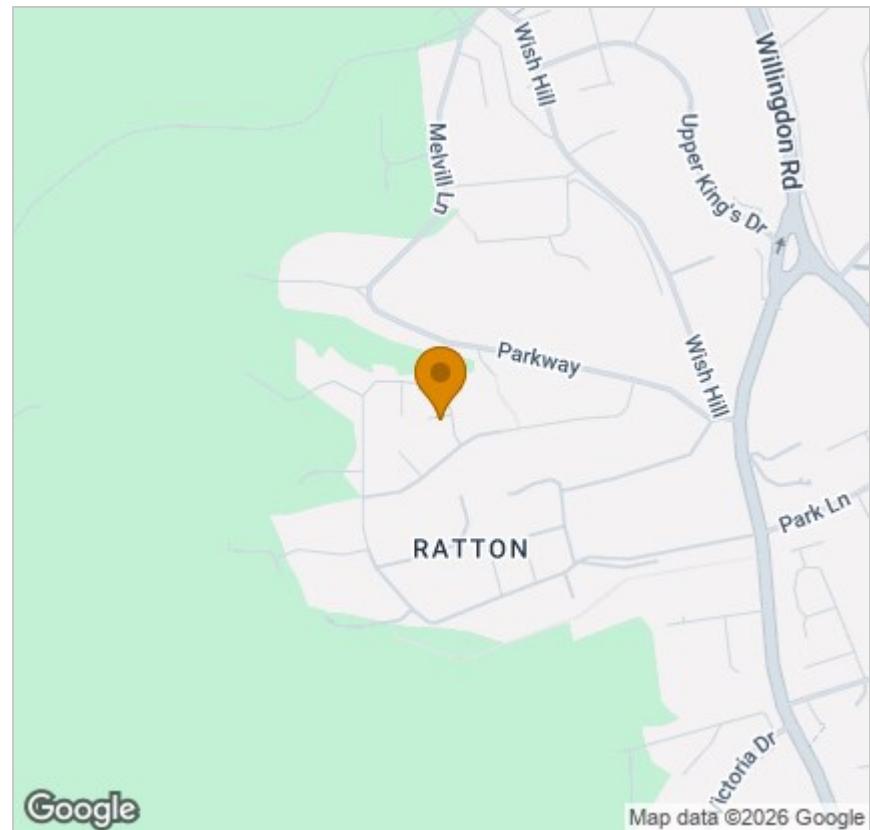
## Floor Plan



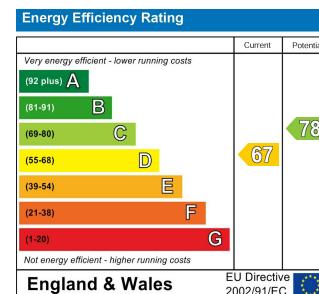
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.