

12 Linkway
Eastbourne, BN20 9BX
£675,000

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Phil Hall Estate Agents proudly presents to the market this exquisite three-bedroom detached house, complete with a versatile loft room suitable for use as an additional bedroom, located in the prestigious and highly sought-after Upper Ratton area of Eastbourne. Positioned at the end of a peaceful cul-de-sac, this elevated home offers an exceptional blend of elegance, comfort, and practicality, all complemented by breath-taking views across Ratton, Eastbourne, the golf course, and the South Downs. This is a property that truly delivers on lifestyle, location, and luxury.

Upon entering, you are welcomed by a stunning entrance hall featuring a pitched ceiling, creating an immediate sense of space and grandeur. This impressive area also offers flexibility for use as a study or reading nook, combining style with functionality. From here, the thoughtfully arranged ground floor accommodation unfolds, designed to suit modern living.

The spacious living room is filled with natural light from a large bay window, providing a warm and inviting setting for both relaxation and entertaining. To the rear of the property, the layout has been reconfigured to create a superb open-plan kitchen and dining/breakfast space. The contemporary kitchen is fitted with integrated AEG appliances, including a hob, oven, and dishwasher, and offers ample room for casual dining, making it the true heart of the home. Doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A separate utility room and ground floor cloakroom add further convenience.

On the first floor, you will find three well-proportioned bedrooms, each offering comfort and tranquillity. The modern bathroom is fitted with a panelled enclosed bath, wc and wash hand basin. A distinctive spiral staircase leads to the loft space, which has been cleverly converted to provide additional versatile accommodation. Ideal as a home office, study, or occasional bedroom, this area adds valuable flexibility.





LOCATION, LOCATION, LOCATION

Commuters will also appreciate the excellent transport links, with Eastbourne's mainline train station just a short drive away, offering regular services to London Victoria, Brighton, and Ashford International. The nearby A27 and A22 provide convenient road connections to surrounding areas, including Lewes, Brighton, and further afield. Local bus routes also serve the area, ensuring easy access to Eastbourne town centre and the seafront.

In addition to practical benefits, the property's location offers an abundance of leisure opportunities. The South Downs National Park is right on the doorstep, providing miles of scenic walking and cycling trails with breathtaking views of the coast and countryside. Eastbourne's award-winning seafront, complete with its iconic pier, picturesque promenade, and vibrant marina, is just a short distance away, offering plenty of options for relaxation and entertainment.

Entrance Hall / Study Area
15'03 x 13'00 (4.65m x 3.96m)

Ground Floor Cloakroom
5'11 x 3'00 (1.80m x 0.91m)

Living Room
18'11 into bay x 14'04 (5.77m into bay x 4.37m)

Kitchen
15'04 x 11'07 (4.67m x 3.53m)

Dining Area
9'10 x 8'10 (3.00m x 2.69m)

Utility Room
8'02 x 5'02 (2.49m x 1.57m)

First Floor Landing

Bedroom One
15'10 max x 12'03 max (4.83m max x 3.73m max)

Bedroom Two
14'03 x 9'10 (4.34m x 3.00m)

Bedroom Three
11'05 x 7'10 (3.48m x 2.39m)

Bathroom
9'03 max x 5'10 (2.82m max x 1.78m)

Loft Room One / Study
10'03 x 9'04 (3.12m x 2.84m)

Loft Room Two / Bedroom Four
12'07 x 9'04 (3.84m x 2.84m)

Outside

The outside accommodation of this property is as impressive as its interior, offering a perfect combination of practicality and aesthetic appeal. At the front, a well-maintained driveway provides ample off-road parking for multiple vehicles, ensuring convenience for both residents and visitors. The driveway leads to a detached single garage, offering secure storage or additional parking space.

The front garden is predominantly laid to lawn and features a thoughtfully designed firepit seating area, ideal for relaxing while taking in the breathtaking panoramic views of Ratton, Eastbourne, the golf course, and the South Downs. This inviting space enhances the property's curb appeal and provides a tranquil setting to enjoy the surrounding scenery.

At the rear, the garden has been beautifully landscaped to create an idyllic outdoor retreat. A paved patio area provides the perfect spot for al fresco dining, entertaining, or simply enjoying the outdoors. Beyond the patio lies a spacious lawn, offering plenty of space for family activities, gardening, or relaxation. The elevated position of the property ensures that the rear garden is both private and picturesque, making it a standout feature of this exceptional home.



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.

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Area Map



Energy Efficiency Graph

