

# HUNT FRAME

ESTATE AGENTS



**115 Milton Road, Eastbourne, BN21 1SR**

**£425,000**



An older style home with **THREE DOUBLE BEDROOMS** situated in one of Eastbourne's most sought after areas. Benefiting from off road parking, gas central heating, double glazing and a 60' x 30' (approx) lawned rear garden with patio. Now being offered **CHAIN FREE WITH SCOPE FOR UPDATING, TWO SEPARATE RECEPTION ROOMS**, a ground floor cloakroom, kitchen and first floor shower room with additional cloakroom. Conveniently located for shops, schools, pubs, restaurants and bus routes to the town centre.



## ENTRANCE PORCH

With double glazed French doors and tiled flooring.

## ENTRANCE HALL

13'9" x 7'3" (4.2 x 2.23)

A welcoming reception hall with radiator, picture rail and cornicing, stairs rising to first floor with storage cupboard beneath.

## LOUNGE

12'9" x 12'5" (3.9 x 3.79)

Double glazed bay window to front, radiator, television point, picture rail and cornicing, coal effect gas fire with stone surround and matching display plinth.

## DINING ROOM

14'0" x 10'5" (4.27 x 3.18)

Double glazed French doors to rear garden, radiator.

## KITCHEN

10'11" x 9'3" (3.34 x 2.83)

Double glazed windows to rear and side and door to garden. Fitted with a range of wall and base mounted units with work surfaces and tiled splash backs, stainless steel single drainer sink unit, fitted electric oven and gas hob, plumbing point for washing machine, radiator, concealed gas boiler.

## CLOAKROOM

Double glazed window to side, low level wc.

## First Floor Landing

Double glazed window to side, loft access.

## BEDROOM 1

12'8" x 10'7", extending to 12'5" (3.87 x 3.23, extending to 3.8)

Double glazed bay window to front, radiator, fitted 5 door wardrobe and built in two door wardrobe.

## BEDROOM 2

11'9" x 10'11" (3.59 x 3.34)

Double glazed window to rear, radiator, built in cupboard, hand basin.

## BEDROOM 3

13'6" x 8'10" narrowing to 7'3" (4.13 x 2.71 narrowing to 2.21)

Double glazed window to front, radiator.

## SHOWER ROOM

Double glazed window to rear, low profile

access shower enclosure, hand basin with vanity cupboard, radiator, part tiled walls.

## CLOAKROOM

Double glazed window to side, low level wc.

## FRONT GARDEN/DRIVEWAY

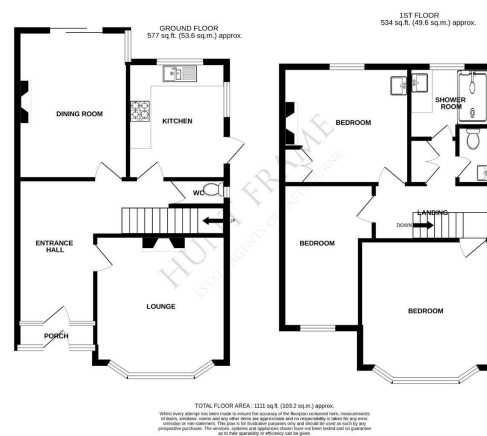
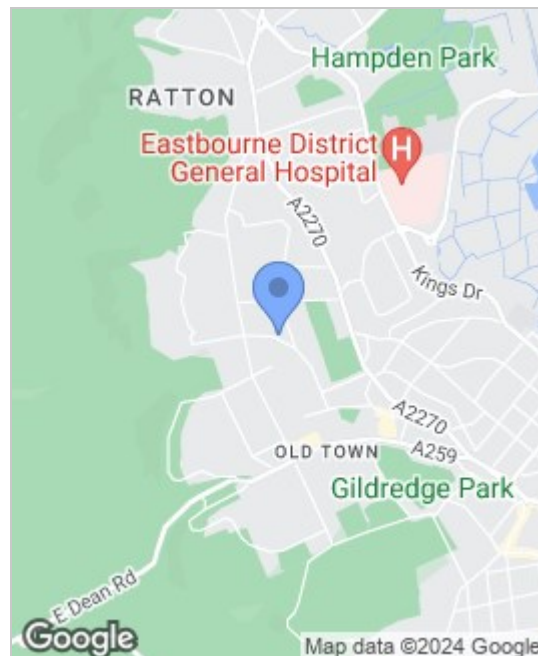
Block paved driveway providing off road parking, with area of lawn with shrub and flower beds.

## REAR GARDEN

approximately 60' x 25' (approximately 18.29m x 7.62m)

Patio area with steps descending to area of lawn with flower and shrub beds, timber shed, outside tap, gate to side, fenced borders.

## Council Tax Band D



TOTAL FLOOR AREA: 1511 sq ft (140.4 sq m) approx.  
With every offering we have made to meet the standards of the National Landlord Tenancy Measurement (NLTMT) scheme, we have also included a detailed energy performance certificate (EPC) for the property. The EPC is a legal requirement and should be read in conjunction with the property particulars. The EPC is a legal requirement and should be read in conjunction with the property particulars. The EPC is a legal requirement and should be read in conjunction with the property particulars.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.