



# BROOK GAMBLE



**79 Milton Road, Eastbourne, BN21 1SN**

**£560,000**

Brook Gamble are delighted to be offering an EXTREMELY WELL PRESENTED, four bedroom semi detached home in the HEART OF OLD TOWN, in one of Eastbourne's most prestigious addresses. BEAUTIFULLY IMPROVED by the current owners, this property boasts a lounge with open fire, spacious dining room with built-in drinks fridge and French doors leading onto garden, and a large SPACIOUS MODERN FITTED KITCHEN (19'7" x 9'4" max) with a range of BUILT-IN APPLIANCES and GRANITE WORKTOPS. Lovely rear garden with patio area and pergola, leading onto an artificial lawn and composite decked area that leads you to a HOME OFFICE/CHILDREN'S PLAYROOM with power and lighting, and heating. The property is also double glazed and gas centrally heated, and also has a GARAGE. Viewing is essential. Sole Agents.

Double glazed front door to:

### Entrance Hall



Radiator. Dado rail. Stairs, with under stairs storage cupboards below, rising to first floor landing. Vinyl tiled flooring. Double glazed picture window to side.

### Ground Floor Cloakroom

Low level WC. Wash basin. Double glazed opaque window to side aspect.

### Lounge 16'4" x 14'1" (4.98m x 4.29m)



Open fire with feature fire surround. Fitted shelving to either side of chimney breast. Radiator. Double glazed bay window to front aspect.

### Dining Room 13'1" x 12'5" (3.99m x 3.78m)



Range of wall and base units with granite work surface and contemporary splashback. Fitted drinks fridge. Contemporary radiator with thermostatic control valve. Recessed ceiling spotlights. Vinyl tiled flooring. Double glazed French doors leading onto garden.

### Kitchen 19'7" x 9'4" max (5.97m x 2.84m max)



Fitted with a range of wall and base units incorporating one and a half bowl sink unit with mixer tap. Granite worktops. LED under counter lighting. Space for range style cooker with extractor hood above. Built-in dishwasher. Built-in washing machine. Space for American style fridge freezer. Space for further under counter appliance. Wall mounted cupboard housing gas central heating boiler. Contemporary radiator. Recessed ceiling spotlights. Vinyl tiled flooring. Two double glazed windows to side. Double glazed windows and door leading onto rear garden.

Stairs, from entrance hall, to:

### First Floor Landing

Picture rail. Hatch to loft. Double glazed window to side.

**Master Bedroom 16'4" into bay x 14'1" (4.98m into bay x 4.29m)**



Range of built-in wardrobes and drawers to either side of chimney breast. Radiator with thermostatic control valve. Double glazed window to front aspect.

**Bedroom 2 14'1" x 13'3" (4.29m x 4.04m)**



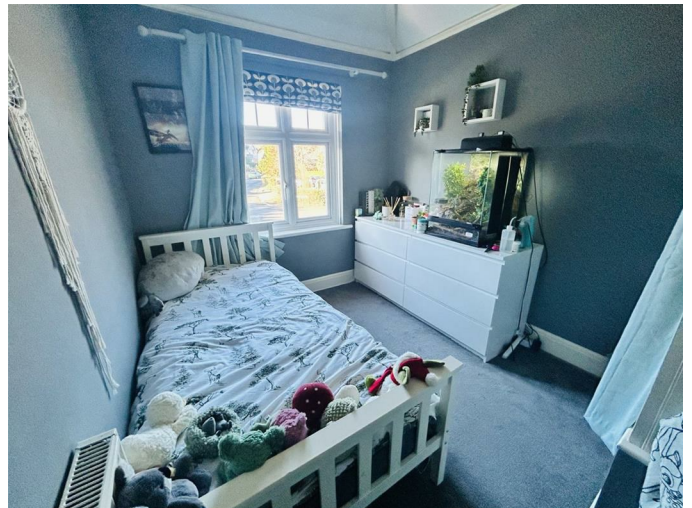
Built-in wardrobes to either side of chimney breast. Radiator with thermostatic control valve. Double glazed window to rear.

**Bedroom 3 9'2" x 8'9" (2.79m x 2.67m)**



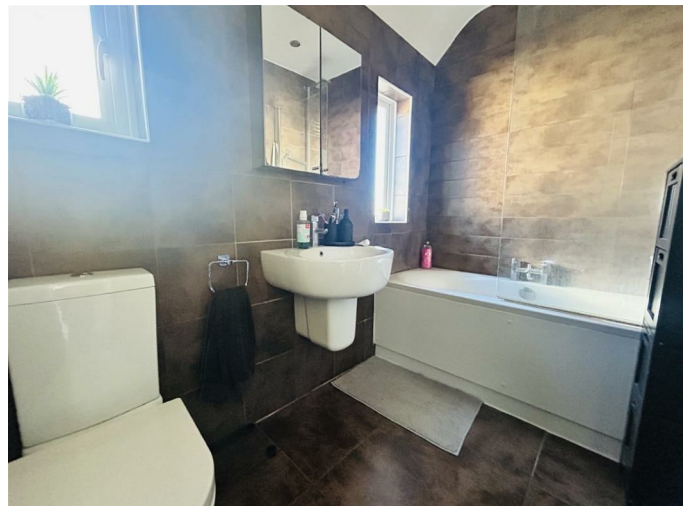
Built-in wardrobe. Radiator with thermostatic control valve. Picture rail. Double glazed window overlooking rear garden.

**Bedroom 4 10'2" x 7'9" (3.10m x 2.36m)**



Built-in wardrobe. Radiator with thermostatic control valve. Picture rail. Window to front aspect.

**Bathroom**



White suite comprising bath with mixer tap and wall

mounted shower with riser rail, rainfall shower head and shower attachment, low level WC and swash basin. Heated towel ladder. Fully tiled walls. Ceiling spotlights. Tiled floor. Two double glazed windows to side.

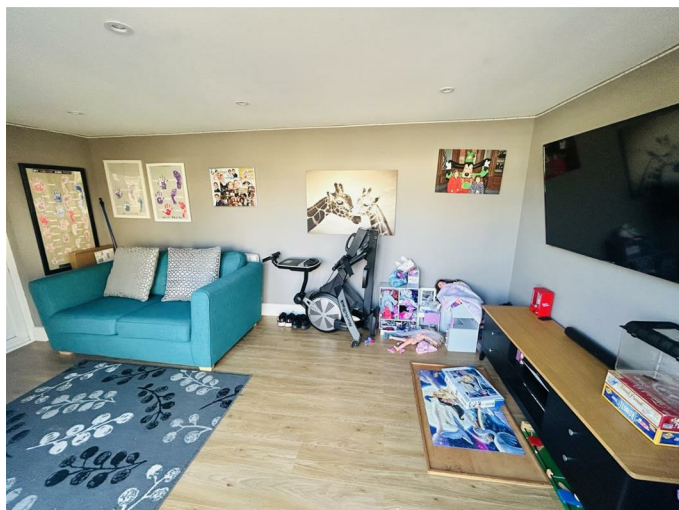
## Outside



The front garden is laid to lawn with pathway to front door and is enclosed by brick wall with gate for access.

The rear garden enjoys a large patio area with pergola and steps leading down to artificial lawn. There is a large composite decking area and outdoor electricity power points and the garden is enclosed by brick wall and timber fencing. Access to

## Home Office/Children's Playroom 15'3" x 8'9" (4.65m x 2.67m)



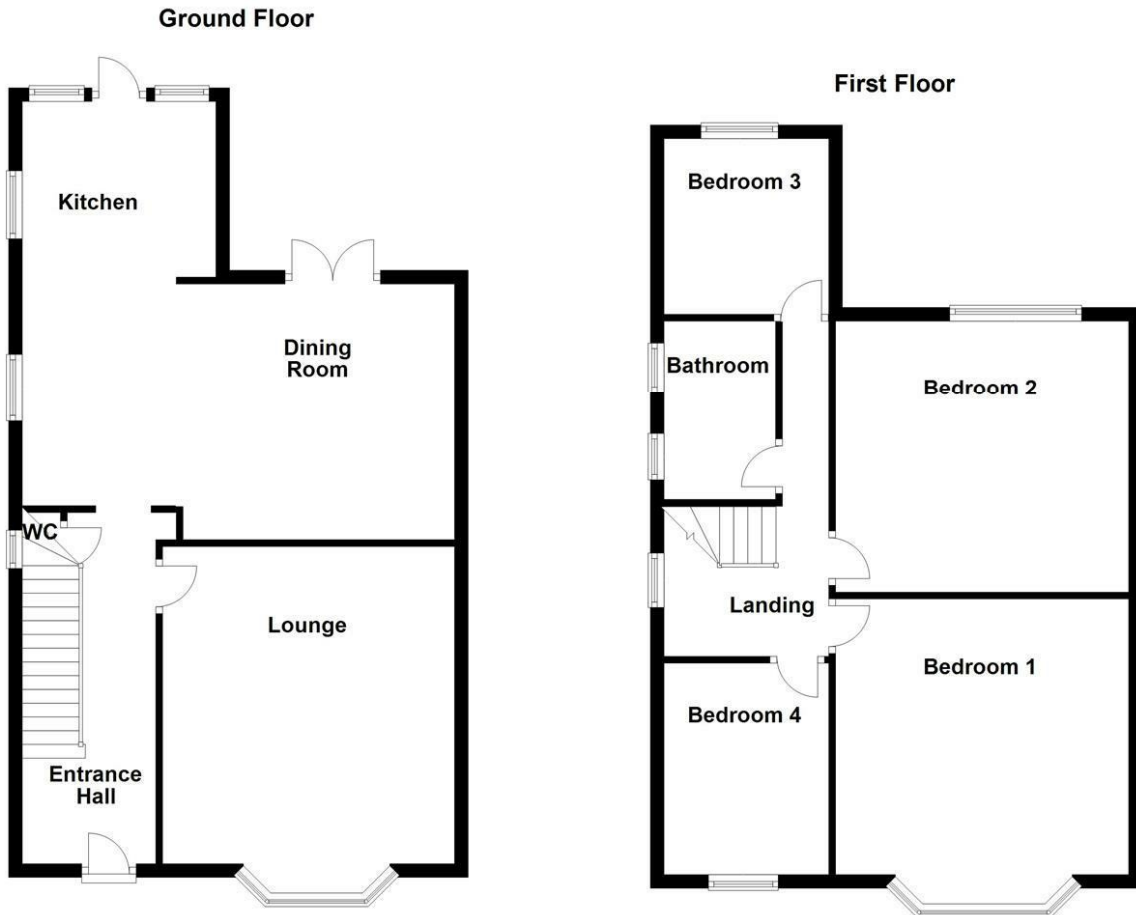
Light and power connected. Wall mounted electric radiator. Recessed ceiling spotlights. Vinyl tiled flooring. Double glazed doors. Door to:

## Garage 18'8" x 8'3" (5.69m x 2.51m)

Up and over door. Lighting.

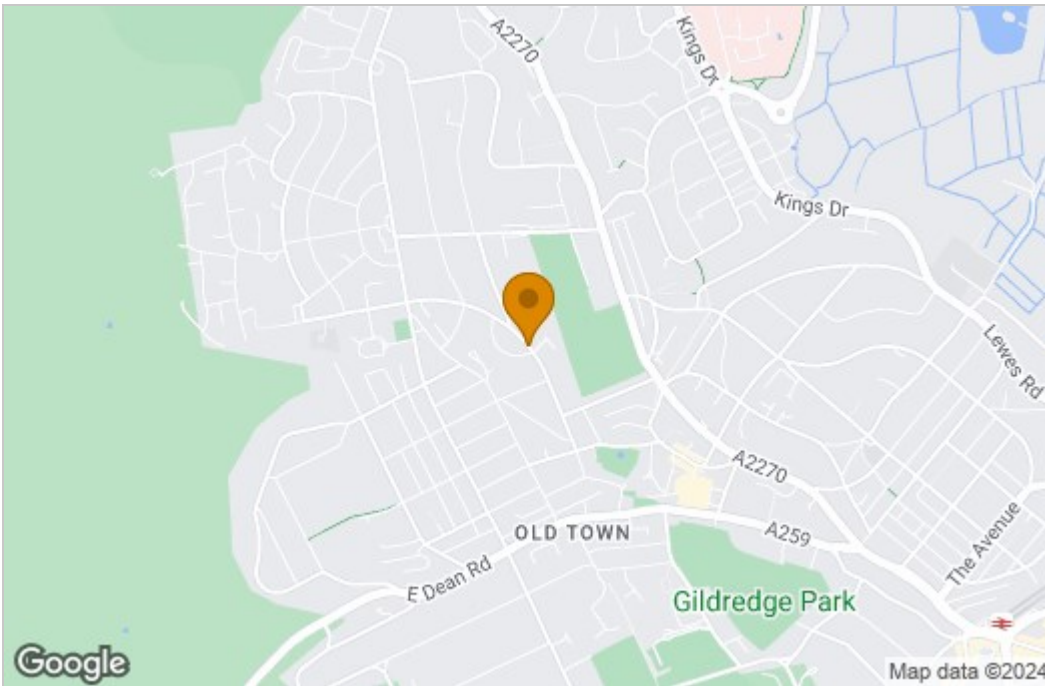
**Other Information**  
Council Tax Band D

# Floor Plan

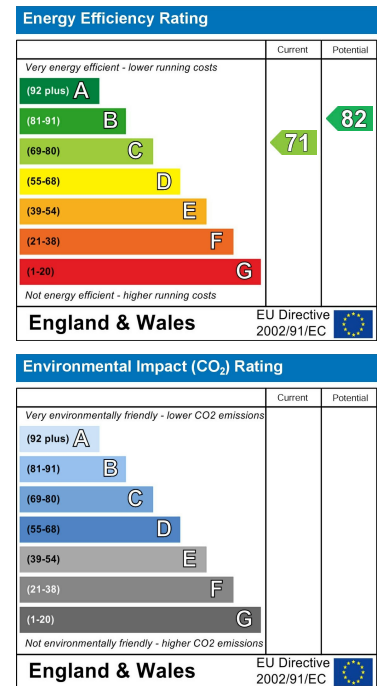


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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