



BROOK GAMBLE



55 Milton Road, Eastbourne, BN21 1SH

£575,000

Brook Gamble are delighted to offer to the market this chain free substantial semi-detached house in the popular Old Town area of Eastbourne. Well located for popular local schools and shops, the house has been in the same ownership for many years. The property boasts large accommodation including 3 good sized reception rooms, and 4 first floor bedrooms. The rear garden is a particular feature, measuring approximately 150' in length. Viewing is considered essential to fully appreciate this house.

Sole agents.

Entrance Porch 4'3 x 4'6 (1.30m x 1.37m)

Tiled floor, dado rail, leaded light glazed inner door with side screens opening into Entrance Hall.

Entrance Hall

L shaped with radiator, dado rail, storage cupboard.

Lounge 13'11 into bay x 15'2 (4.24m into bay x 4.62m)

Brick fireplace with tiled hearth, picture rail, radiator, windows to front. Glazed double doors into Dining Room.

Dining Room 13'6 x 11'3 (4.11m x 3.43m)

Radiator, picture rail, sash windows to side. Glazed door to Hallway.

Sitting Room 15'4 x 10'11 (4.67m x 3.33m)

Brick fireplace, exposed floorboards. Picture rail, radiator, UPVC double glazed double doors to rear garden.

Cloakroom

Low flush WC, wash basin with splashback, frosted window to side.

Kitchen 16'2 x 8'6 (4.93m x 2.59m)

Single drainer sink unit, mixer taps, cupboard below, further range of drawers and base units, working surfaces over incorporating four ring gas hob with electric oven below. Space and plumbing for washing machine, space and plumbing for dishwasher. Space for fridge freezer, radiator, breakfast bar, wall mounted gas boiler, wall units, part tiling to walls, single glazed window and door to side giving access to garden. UPVC double glazed window overlooking rear garden.

Landing

Stairs rising from Entrance Hall to First Floor Landing; with hatch to loft space (not inspected), radiator and picture rail.

Bedroom 1 19'11 x 14'3 into bay (6.07m x 4.34m into bay)

Picture rail, radiator, single sash window and sash bay windows to front. Radiator.

Bedroom 2 13'6 x 11'3 (4.11m x 3.43m)

Radiator, picture rail, linen cupboard with insulated cylinder and slatted shelving, window to side.

Bedroom 3 15'5 x 10'10 (4.70m x 3.30m)

Feature tiled fireplace, picture rail, radiator, UPVC window to rear.

Bedroom 4 10'7 x 8'7 (3.23m x 2.62m)

Radiator, wash basin inset into vanity cupboard, tiled splashback, wall light, UPVC double glazed window to rear.

Bathroom

Panelled bath with mixer taps and shower

attachment, tiled shower cubicle with glazed screen and wall mounted shower unit and extractor fan, pedestal wash basin, low-level WC, fully tiled walls, inset ceiling spotlights, vanity unit, frosted UPVC double windows to side.

Outside

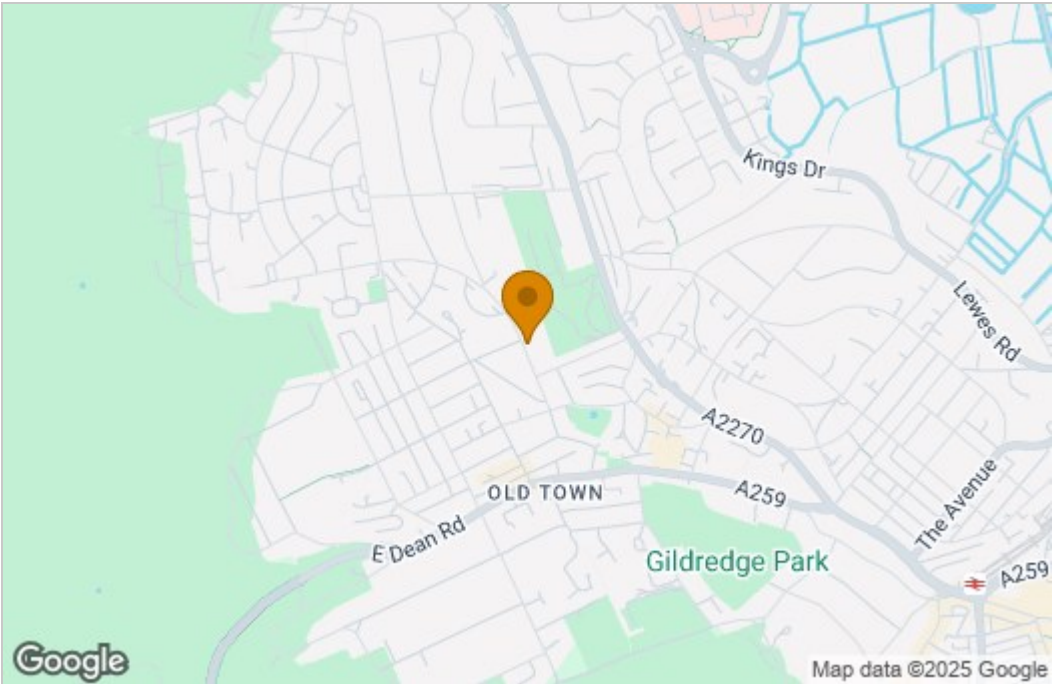
The rear garden measures approximately 150 foot length and is laid mainly to lawn with flower beds, trees and shrubs and is enclosed by brick wall. There's a timber shed and gate for side access.

The front garden is laid to lawn with flower beds and borders.

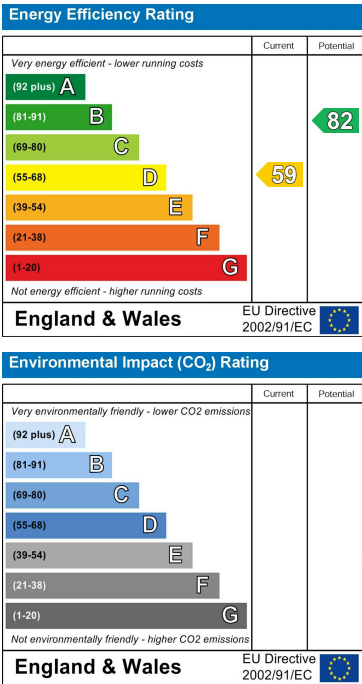
Floor Plan



Area Map



Energy Efficiency Graph



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