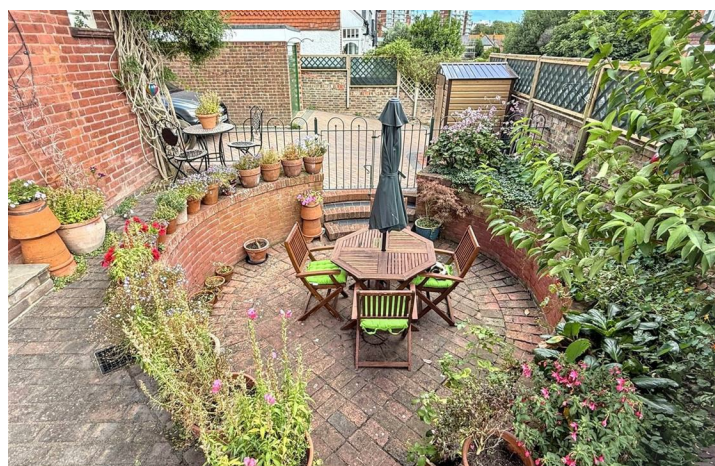
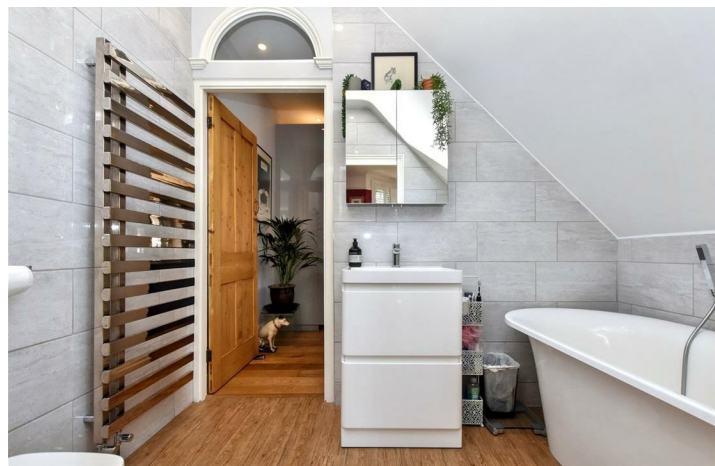


1 Milton Road,
Eastbourne, BN21 1SG

Freehold
Guide Price
£645,000-£665,000



4/5 Bedroom 1/2 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



TOWN PROPERTY



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Freehold

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4/5 Bedroom 1/2 Reception 3 Bathroom



1 Milton Road, Eastbourne, BN21 1SG

GUIDE PRICE £645,000 to £665,000

This striking double fronted residence, nestled in the heart of Motcombe Village, perfectly blends period charm with modern versatility ideal for family living or a home and income opportunity. Currently arranged with four to five bedrooms, the spacious ground floor features an open plan sitting and family room, complete with a hidden music hub and office space. This flows seamlessly into a stylish kitchen/breakfast/dining area, which boasts a cleverly concealed walk-in pantry. Engineered oak flooring, plantation shutters and south facing patio doors enhance the space, opening onto beautifully landscaped walled gardens. The impressive ground floor master bedroom is complemented by a contemporary En suite bathroom/WC and the flexible first and second floors offer three to four additional bedrooms, including a studio with kitchenette and are served by two further bathrooms. Occupying a generous corner plot, the property benefits from extensive block-paved off street parking, a detached garage and attractive patio seating areas surrounded by soft planting and topiary. Conveniently located, Albert Parade shops, Motcombe Park and Waitrose are all nearby, with local schools for all age groups within easy walking distance. Eastbourne town centre, including the Beacon shopping centre and mainline railway station, is approximately half a mile away.

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Guide Price
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Main Features

• Superb Double Fronted
Period Semi Detached House

• 4/5 Bedrooms

• 1/2 Reception Rooms

• En-Suite Bathroom/WC

• Family Bathrooms/WC

• Second Floor Studio &
Bathroom/WC

• Walled Front & Side Gardens

• Driveway and Detached
Garage

• Views Towards The South
Downs

• Home & Income Potential

Entrance
Glazed door to-

Entrance Porch
Windows. Ceramic tiled floor. Inner door to-

Hallway
Carpet. Stairs to first floor.

Master Bedroom/Dining Room
16'8 x 13'2 (5.08m x 4.01m)
Radiator. Engineered oak flooring. Ornate fireplace with mantel above. Double glazed sash windows to front and side aspects with plantation shutters. Double glazed double doors to side garden.

En Suite Bathroom/WC
8'0 x 6'0 (2.44m x 1.83m)
Suite comprising of freestanding bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity unit below. Low level WC. Tiled walls. Radiator.

Open Plan Sitting Room/Family Room
19'2 x 14'5 (5.84m x 4.39m)
Engineered oak flooring. Radiator. Fitted storage units including office/music hub. Double glazed sash window to front aspect with plantation shutters.

Open Plan Kitchen/Breakfast & Dining Room
16'5 x 7'7 (5.00m x 2.31m)
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob with electric oven under and extractor over. Integrated fridge freezer, dishwasher and impressive concealed walk in pantry. Range of wall mounted units. Radiator. Engineered oak flooring. Double glazed double doors to garden. Double glazed door to-

Side Porch/Utility Room
12'2 x 6'1 (3.71m x 1.85m)
Concealed storage units. Space and plumbing for washing machine and additional refrigerator, Tiled flooring. Double glazed window to rear aspect. Door to-

Cloakroom
High flush WC.

Stairs from Ground to First Floor Landing
Radiator. Double glazed sash window to front aspect.

Bedroom 2
15'5 x 13'5 (4.70m x 4.09m)
Carpet. Radiator. Built in wardrobe. Feature fireplace. Double glazed sash windows to front and side aspects.

Bedroom 3
15'7 x 10'9 (4.75m x 3.28m)
Carpet. Radiator. Built in wardrobe. Double glazed sash window to front aspect.

Bedroom/Kitchen/Breakfast Room
10'10 x 9'10 (3.30m x 3.00m)
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces and cupboards under. Inset four ring electric hob with electric oven under and extractor over. Integrated fridge and freezer. Space and plumbing for washing machine. Range of wall mounted units. Airing cupboard. Radiator. Double glazed sash window to front aspect.

Bathroom/WC
Panelled bath with mixer tap, shower screen and shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Fully tiled walls. Frosted double glazed sash window.

Stairs from First to Second Floor Landing
Velux window. Door to-

Studio Including Kitchenette
21'6 x 13'1 (6.55m x 3.99m)
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob with extractor over. Integrated fridge and freezer. Wall mounted units. Breakfast bar.

Luxury Bathroom/WC
Suite comprising of freestanding bath and mixer tap. Low level WC. Jack and Jill twin wash hand basins with mixer taps and vanity unit below. Part tiled walls. Tiled flooring. Radiator. Two velux window.

Outside
The lovely walled gardens enjoy a pleasant South Westerly aspect and provide much seclusion. There are areas of topiary bushes, a seated patio area and an outside store cupboard houses the boiler.

Parking
A generous block paved driveway provides off street parking for a number of vehicles and this leads to a detached. This provides scope for conversion, subject to necessary consents.

Garage
17'33 x 8'32 (5.18m x 2.44m)
Up and over door. Light and power.

COUNCIL TAX BAND = E

EPC = C