



BROOK GAMBLE



109 Milton Road, Eastbourne, BN21 1SR

£525,000

Brook Gamble are delighted to offer to the market this attractive semi-detached home in one of Old Towns most popular roads. Located on Milton Road, the house offers good sized accommodation and is currently arranged as 4 bedrooms. The house is well located for popular local schools for all ages as well as nearby Albert Parade with its range of shopping facilities. The house is well presented and enjoys good sized accommodation with a ground floor comprising Lounge, Dining Room, Kitchen/Breakfast Room and a Cloakroom. The first floor comprises 3 good sized bedrooms and a further Dressing Room which is currently used as a 4th Bedroom as well as the Family Bathroom. There are attractive gardens to the front and rear whilst the gated driveway offers off street parking and access to the Garage. Viewing is considered essential to fully appreciate the property. Sole Agents.

Entrance Hall

UPVC double glazed leaded light patterned front door opening into Entrance Hall; with stripped wooden floorboards, picture rail, radiator.

Cloakroom

Low flush WC, wash basin, tiled floor, tiled walls, understairs storage cupboard, UPVC frosted double glazed window to front.

Lounge 16'11 x 11'10 (5.16m x 3.61m)

Wood burning stove and stone hearth. Exposed floorboards, double radiator, picture rail, UPVC double glazed bay window to front with shutter blinds.

Dining Room 13'11 x 11'2 (4.24m x 3.40m)

Double radiator, serving hatch to kitchen, picture rail, uPVC double glazed double door and side screen opening onto Rear Garden.

Kitchen / Breakfast Room 21'5 x 9' (6.53m x 2.74m)

Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with cooker hood above. Eye level electric double oven integrated dishwasher, range of matching wall units, part tiling to walls, UPVC window to rear, serving hatch to Dining Room frosted UPVC double glazed door and window to side. Archway to Utility Area; with space and plumbing for washing machine and further appliance space above. Frosted UPVC double glazed window to rear.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing with UPVC double glazed window to front with shutter blinds, double radiator, hatch to loft space with loft ladder.

Bedroom 1 16'7 x 9' (5.05m x 2.74m)

Measurements exclude the depth of the twin built-in double wardrobe cupboards with clothes rail and shelving. Picture rail, double radiator, UPVC double glazed bay window to front with shutter blinds.

Bedroom 2 13'11 x 11'3 (4.24m x 3.43m)

Radiator, picture rail, UPVC double glazed window to rear.

Bedroom 3 11'8 x 11'6 max (3.56m x 3.51m max)

radiator, picture rail UPVC double glazed window to rear. Door with step down to Dressing Room / Bedroom 4

Dressing Room / Bedroom 4 15' x 4'8 (4.57m x 1.42m)

Double radiator, UPVC double glazed window to front. UPVC double glazed window to rear.

Bathroom

Bath with mixer taps, telephone style hand held shower attachment, rainfall showerhead with wall mounted shower unit, glazed shower screen, pedestal wash basin, low flush WC, heated towel rail, inset ceiling spotlights, part tiling to walls, two frosted UPVC double glazed windows to side.

Outside

There are gardens to the front and rear of the property. The rear garden is laid mainly to lawn with an attractive patio area. The garden is enclosed by timber fencing with a gate for side access.

The front garden is laid mainly to lawn with gated driveway leading to the Garage; which has double doors and a uPVC double glazed window to rear.

Floor Plan

Approx Gross Internal Area
125 sq m / 1347 sq ft



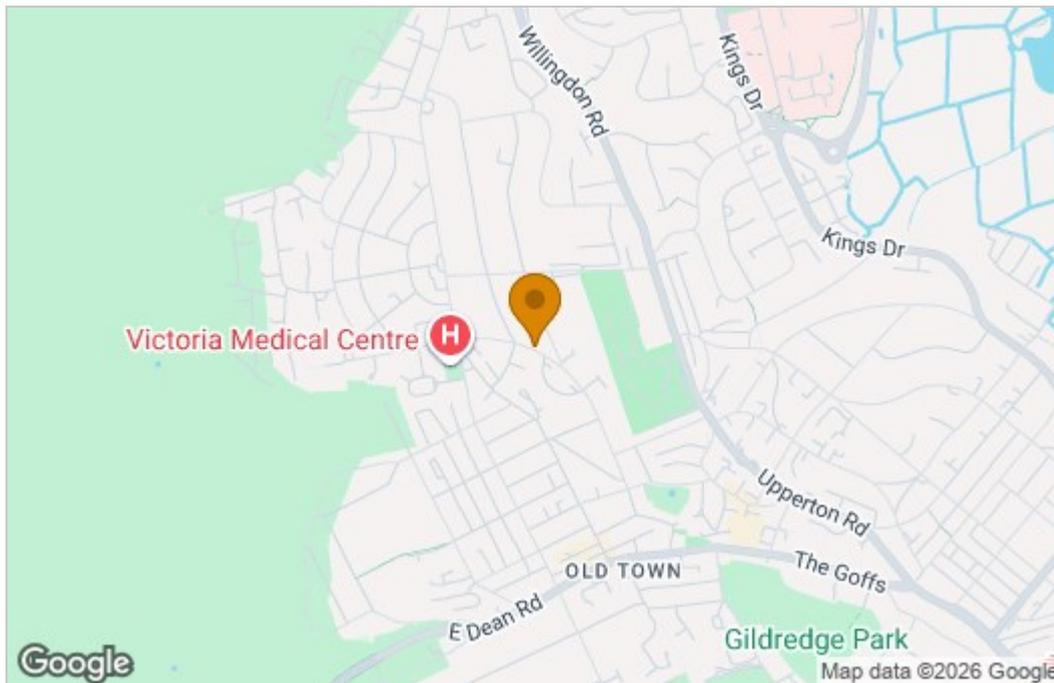
Ground Floor
Approx 59 sq m / 631 sq ft

First Floor
Approx 67 sq m / 716 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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