



Milldown Road,

Guide Price £575,000

LEE WILKINSON
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Milldown Road,

A beautiful 3-Bedroom detached property located in a desirable location just a short walk from the town centre and excellent transport links, including train station just a ten minute walk away and bus stops with routes into both Eastbourne and Brighton just seconds from the property. There are four local Primary schools nearby as well as an Ofsted excellent rated secondary school. Other local amenities are located close by.

The property features three generous double bedrooms, including a spacious master suite complete with a modern en-suite bathroom and a walk-in wardrobe.

At the heart of the home is an impressive open-plan kitchen and dining area, ideal for entertaining, with French doors opening onto the sunny, south-facing garden. The living room benefits from a feature log burner, creating a warm and inviting space.

Outside, the garden also boasts a versatile multi use room, ideal as a home office, gym or studio.

Ref; LW0712





Porch

2.59m max x 1.07m max (8'5" x 3'6")

Entrance Hall

2.59m max x 4.55m max (8'5" x 14'11")

Storage cupboard, intercom, stairs leading to first floor, with under stairs storage space. Leading through to;

Kitchen/Diner

4.02m max x 6.11m max (13'2" x 20'0")

A lovely bright and airy room fitted with a range of both wall and base units, with acrylic sink and drainer inset, with mixer tap over. Built in oven and microwave, with separate four ring induction hob. Space for American style fridge/freezer, washing machine and dishwasher. White vertical radiator and breakfast bar seating area. uPVC door to rear and French doors leading onto the rear garden patio area, creating a great social space.





Living Room

3.95m max x 5.58m max (12'11" x 18'3")

Log burning stove. Windows to both front and rear aspect.

Cloakroom

W/C and corner wash hand basin. Beautiful stain glass window to rear aspect.

Garden Room

French doors opening onto the garden. Internal access to fully insulated garage storage area, with electric garage door, which in turn leads to the driveway.

1st Floor

Landing

Access to loft space and doors through to;

Master Bedroom

3.6m max x 3.82m max (11'9" x 12'6")

Window to rear aspect. Room leads through to walk in wardrobe, which benefits from a radiator and window to front aspect. Door through to;

Ensuite

Three piece suite comprising W/C, walk in shower with thermostatic mixer shower within, and wash basin set into vanity unit. Heated towel radiator and obscured window.

Bedroom 2

4.59m max x 2.9m max (15'0" x 9'6")

Window to front aspect.

Bedroom 3

3.33m max x 2.75m max (10'11" x 9'0")

Built in wardrobe and window to side aspect.





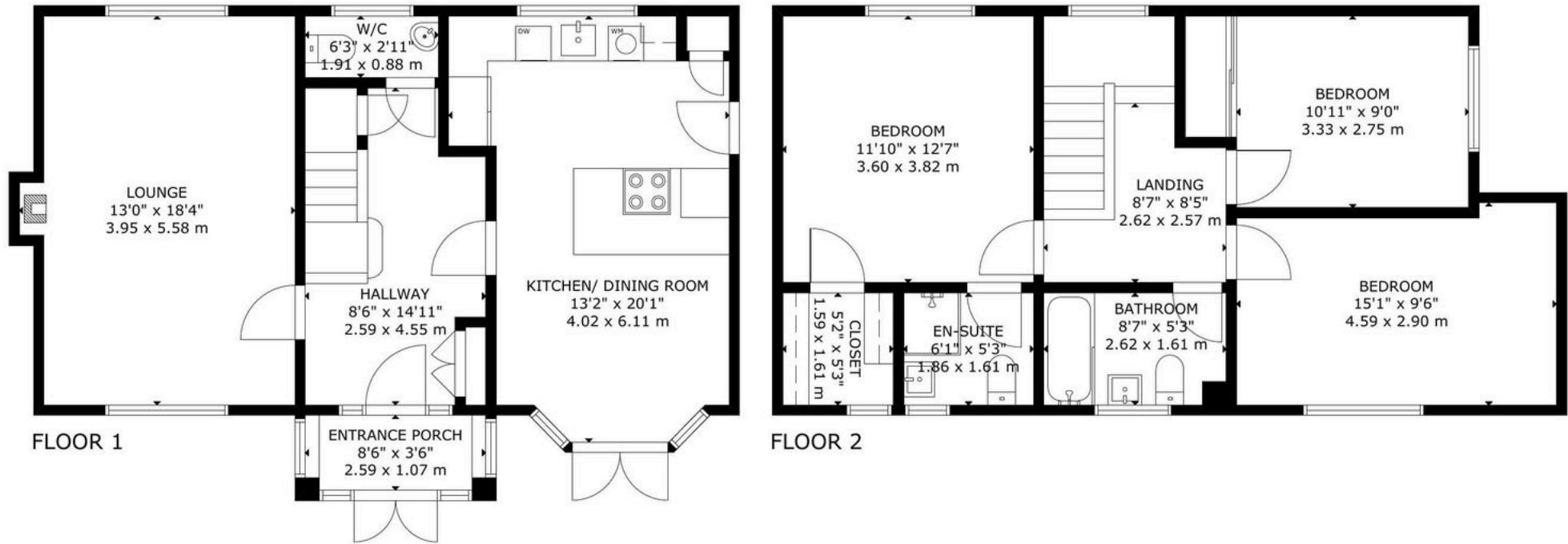
Bathroom

1.86m max x 1.61m max (6'1" x 5'3")

Three piece suite comprising W/C, bath with shower over, and wash basin set into vanity unit with storage under. White wall panels. Heated towel radiator and obscured window.

Outside

The property benefits from a lovely south facing garden, with paved patio area perfect for outdoor living as well as entertaining. The garden is enclosed by wooden fencing and mature shrubs.



GROSS INTERNAL AREA
TOTAL: 118 m²/1,269 sq.ft
FLOOR 1: 59 m²/638 sq.ft, FLOOR 2: 59 m²/631 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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