



# BROOK GAMBLE



**2 Milton Road, Eastbourne, BN21 1SQ**

**£670,000**

Brook Gamble are delighted to offer to the market this substantial 3 storey 7 bedroom semi-detached house in the highly sought after Motcombe area of Old Town. Located on popular Milton Road, the house is considered to be suitable for a wide range of buyers with its flexible accommodation providing opportunity for both home and income and multi-generational living. The ground floor accommodation comprises lounge, sitting room, conservatory, dining room, kitchen and a shower room, whilst the first floor comprises 3 bedrooms and 2 bathrooms. The second floor is arranged with a further 4 bedrooms and a bathroom. The house enjoys the benefits of a driveway and garage and also enjoys a wonderful large rear garden. Well located for local schools for all ages, the house is also within easy reach of popular local shops and Waitrose Supermarket. Nearby bus services offer easy access into Eastbourne Town Centre. Viewing is considered essential to fully appreciate all the house has to offer. Sole Agents.

**Entrance Porch 6'8 x 4'4 (2.03m x 1.32m)**

Glazed front door opening into Entrance Porch' with windows to front and side. Tiled floor, pitched roof.

**Entrance Hall**

Glazed inner door to Entrance Hall with, radiator, wood effect flooring, ornate archway, picture rail, storage cupboard.

**Lounge 15'11 x 12' (4.85m x 3.66m)**

Stripped wooden floorboards, open fire with stone hearth and wooden mantle. Picture rail, wall lights, UPVC double glazed bay window overlooking garden.

**Dining Room 11' x 10'2 (3.35m x 3.10m)**

Wood effect flooring, radiator, picture rail, UPVC double glazed windows to front. Open plan archway to Kitchen.

**Kitchen 10'8 x 9'6 (3.25m x 2.90m)**

Single drainer sink unit with mixer taps and cupboards 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, wall units, cupboard housing wall mounted gas boiler, part tiling to walls, space for fridge, space and plumbing for dishwasher, UPVC double glazed window to front, UPVC frosted double glazed door to side. Door to Shower Room.

**Shower Room**

Fully tiled cubicle with wall mounted shower unit, wash basin, low flush WC, extractor fan, frosted UPVC double glazed window to side.

**Sitting Room 13'3 x 9'11 (4.04m x 3.02m)**

Radiator, picture rail, UPVC double glazed sliding patio door to Conservatory.

**Conservatory 10'8 x 7'9 (3.25m x 2.36m)**

Radiator, uPVC double glazed windows to 3 sides and UPVC double glazed sliding patio door opening onto Rear Garden.

**Inner Hallway**

Door from Entrance Hall to Inner Hallway; with double radiator, UPVC frosted double glazed door to side, wall mounted thermostat.

**First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with radiator and frosted sash window to side.

**Shower Room**

Shower cubicle with tiled walls and wall mounted shower unit. Low flush WC, pedestal wash basin, radiator. Frosted UPVC double glazed window to side.

**Bedroom 1 14'8 x 11'1 (4.47m x 3.38m)**

Radiator, stripped wooden floorboards, twin sash windows to front. Door to En-Suite Bathroom.

**En-Suite Bathroom**

Fitted bath, pedestal wash basin, radiator, sash window to side.

**Bedroom 2 15'9 x 13'5 (4.80m x 4.09m)**

Radiator, picture rail, sash window overlooking garden.

**Walk-In Wardrobe 6'1 x 5'3 (1.85m x 1.60m)**

Range of built-in storage shelving with cupboards below. Frosted sash window to side.

**Bedroom 3 13'5 x 10' (4.09m x 3.05m)**

Radiator. Built-in storage shelving and hanging rails. UPVC double window overlooking garden.

**Second Floor Landing**

Stairs rising from First Floor Landing to Second Floor Landing. Window to side. Two storage cupboards.

**Bathroom**

Suite comprising panelled bath, low flush WC, pedestal wash basin, radiator, fully tiled walls, extractor fan, frosted UPVC double glazed window.

**Bedroom 4 11'2 x 7'6 (3.40m x 2.29m)**

Velux window, radiator.

**Bedroom 5 13'4 x 10'5 (4.06m x 3.18m)**

Radiator built-in storage shelving,. Velux window.

**Bedroom 6 13'9 x 9'8 (4.19m x 2.95m)**

Radiator. Window

**Bedroom 7 9'1 into eaves x 9'1 (2.77m into eaves x 2.77m)**

Radiator. Velux window.

**Outside**

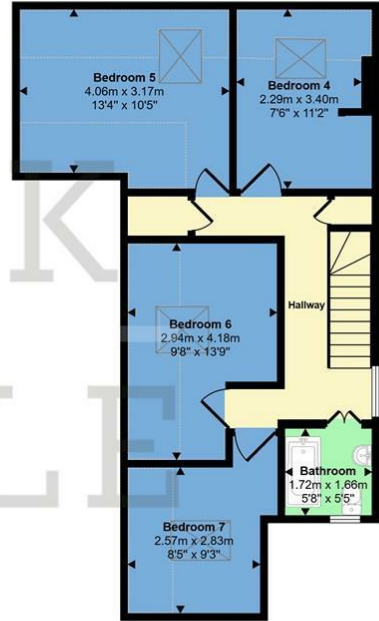
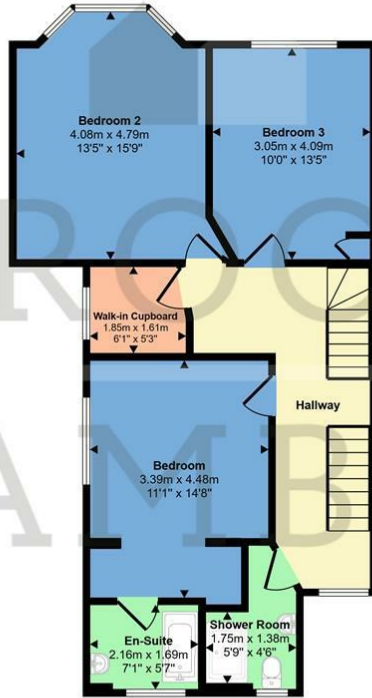
Rear Garden - There is a large rear garden enclosed by brick wall and timber fencing. Laid mainly to lawn, there is a patio and gate for access.

There is a garage approached via the driveway, with double doors to the front and a personal door to the rear garden, The garage has space and plumbing for washing machine and other appliances and currently serves as a Utility and Storage Area.



# Floor Plan

Approx Gross Internal Area  
213 sq m / 2298 sq ft



Ground Floor  
Approx 84 sq m / 901 sq ft

First Floor  
Approx 72 sq m / 777 sq ft

Second Floor  
Approx 58 sq m / 620 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			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			69
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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