



BROOK GAMBLE



75 Milton Road, Eastbourne, BN21 1SN

£535,000

Brook Gamble are delighted to offer to the market this extended four bedroom semi detached house in the much sought after area of Old Town. Ideally located for popular local schools for all ages, the house boasts further substantial accommodation including lounge, dining room, a delightful refitted kitchen and a breakfast room, as well as a cloakroom and utility room. The property enjoys the benefits of gas central heating and uPVC double glazing as well as a wonderful large lawned rear garden and a driveway for off street parking. Viewing is considered essential. Sole Agents.

Entrance Porch

UPVC frosted double glazed front door with side screen opening into Entrance Porch.

Cloakroom

Low-level WC, wash basin, tiled walls and floor. Frosted UPVC double windows to side and front.

Entrance Hall

Frosted glazed inner door from Entrance Porch to Entrance Hall; understairs storage cupboard, laminate wood effect flooring, radiator, picture rail.

Lounge 15'5 x 11'11 (4.70m x 3.63m)

Feature fireplace with electric heater and stone surround. Radiator. Picture rail. UPVC double bay window to front.

Dining Room 13 x 10'11 (3.96m x 3.33m)

Laminate wood effect flooring, radiator, picture rail, UPVC double glazed double doors and side screens to rear garden .

Kitchen 11'6 excl door recess x 10'3 (3.51m excl door recess x 3.12m)

Stainless steel sink with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring induction hob with cooker hood above and electric oven below. Built-in microwave, integrated dishwasher, wall mounted gas boiler, wall units, vertical radiator, patterned tiled floor. Doorway to Utility Area and door to Study/Breakfast Room. UPVC double glazed window to rear.

Utility 7' x 4'10 (2.13m x 1.47m)

Space and plumbing for washing machine, space for fridge freezer, patterned tiled floor. UPVC double glazed window to side.

Breakfast Room/Study 12'3 x 8'7 (3.73m x 2.62m)

Wood flooring, radiator, UPVC double glazed window and frosted UPVC double door to front, UPVC double doors to rear garden, inset ceiling spotlights.

Landing

Turning staircase from Entrance Hall to First Floor Landing; with UPVC double glazed window to front, linen cupboard with slatted shelving, radiator, hatch to loft space.

Bedroom 1 15'11 x 12'2 (4.85m x 3.71m)

Radiator, picture rail, built-in wardrobe cupboard, UPVC double glazed bay window to front with views to the South Downs.

Bedroom 2 12'11 x 10,10 (3.94m x 3.05m,3.05m)

Radiator, built-in wardrobe cupboard, built-in shelving, picture rail, UPVC double glazed window to rear.

Bedroom 3 10'2 reducing to 8'11 x 9 (3.10m reducing to 2.72m x 2.74m)

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

Bedroom 4 12'3 x 5'6 (3.73m x 1.68m)

3 steps down from landing. Radiator, UPVC double glazed window to front, UPVC double glazed window to rear.

Bathroom

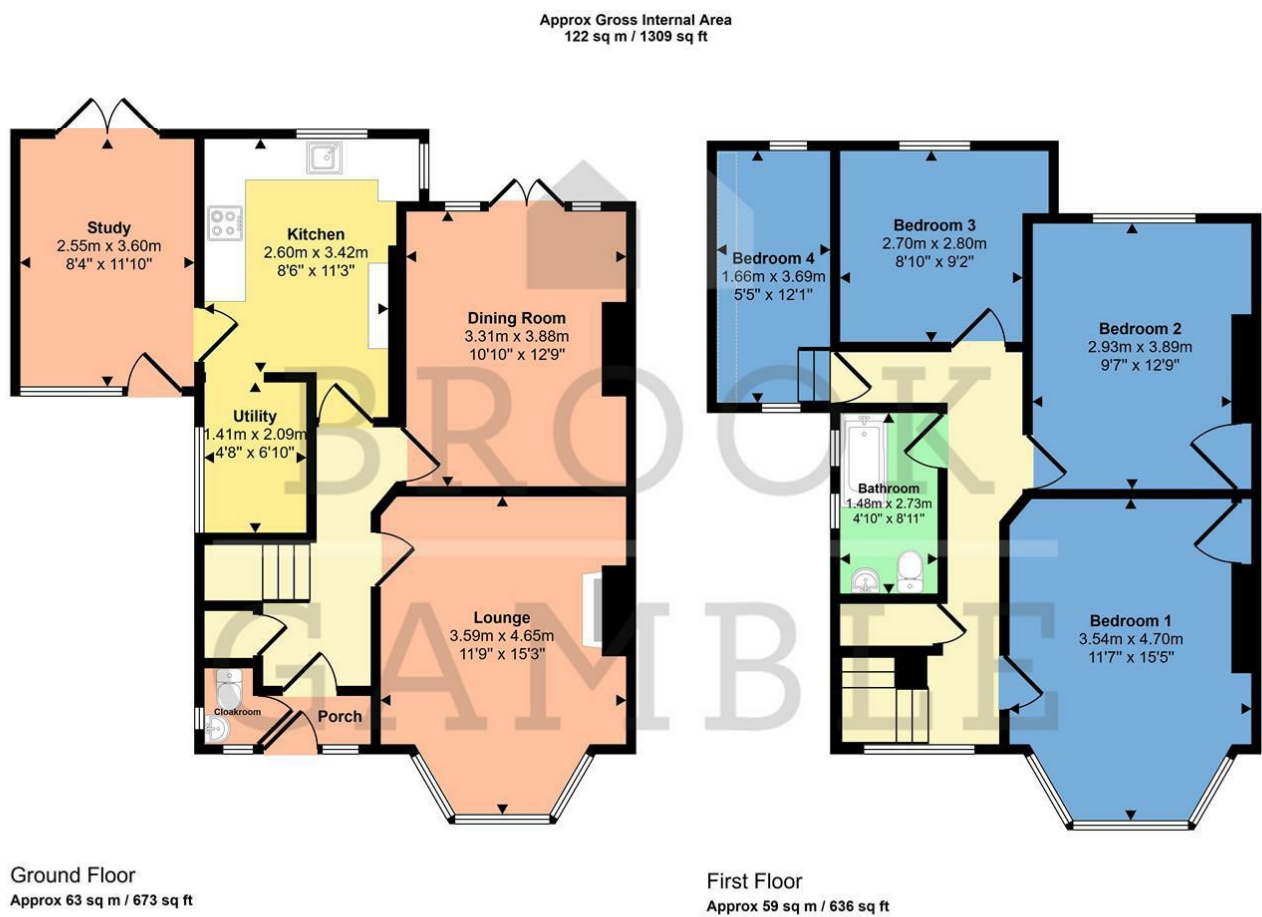
Bathroom with clawfoot roll top bath, with mixer taps and wall mounted shower unit, rainwater showerhead, glazed shower screen. Tiled flooring and walls, pedestal wash basin, low WC, radiator with attached towel rail. Two frosted UPVC double glazed windows to side. Extractor fan.

Outside

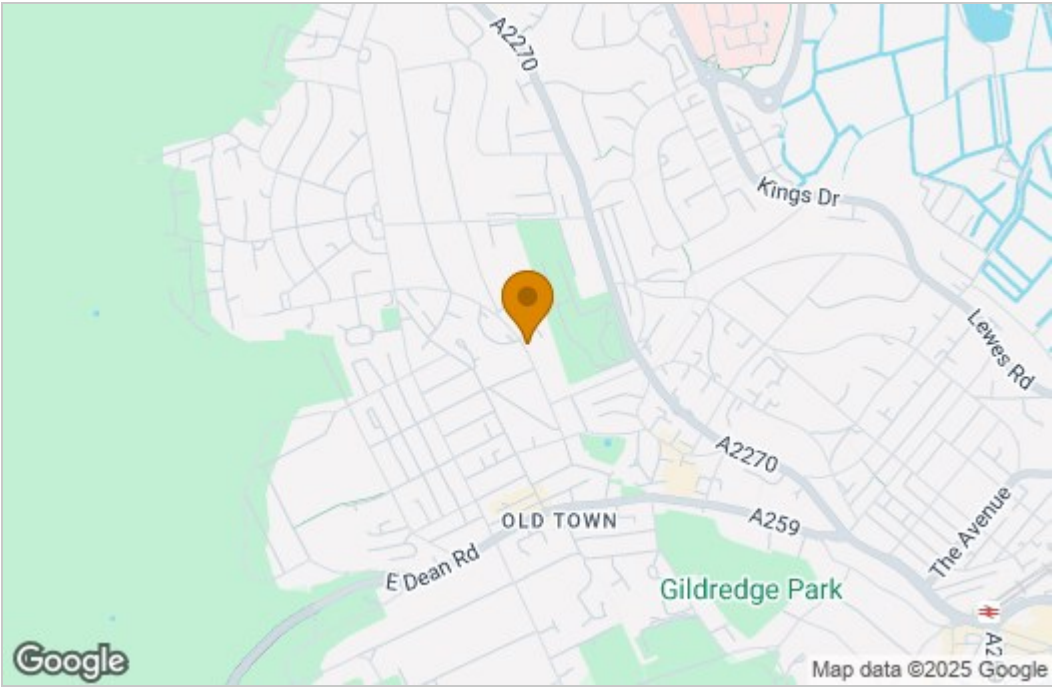
The rear garden measures approximately 90 foot in length, is laid mainly to lawn and is enclosed by timber fencing and brick wall.

The front garden is arranged as a driveway for off street parking for several vehicles and a lawn area.

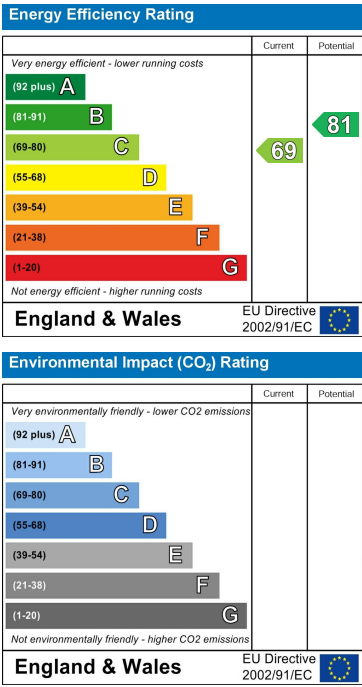
Floor Plan



Area Map



Energy Efficiency Graph



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