



BROOK GAMBLE



1 Milton Road, Eastbourne, BN21 1SG

£650,000

Brook Gamble are delighted to offer to the market this wonderful 3 storey semi-detached house in the much sought after Motcombe area of Eastbournes' Old Town. The house offers versatile accommodation, with potentially 4 or 5 bedrooms. The ground floor comprising the wonderful open-plan Family Room and Kitchen as well as a ground floor Bathroom and Bedroom/Lounge. The false door from the Entrance Hall to the Bedroom/Lounge could be re-instated to offer further flexibility accommodation-wise. The first floor accommodation currently comprises two Bedrooms and a Kitchen set up in the third of the first floor Bedrooms, as well as also having a Bathroom. The second floor is a particular feature with the 22' Bedroom currently arranged as a Studio Room with a fitted Kitchen alongside the sleeping and living spaces. There is a further luxury Bathroom which enjoys fine views toward The South Downs. There are delightful gardens to the front and side of the house with patios offering outdoor dining and relaxation spaces with plenty of vegetation for a keen gardener. There is a detached Garage and off street parking for several vehicles, which is a major benefit. Having been lovingly decorated and enjoyed by the present owner, the property is well located for popular local schools and shops as well as being close to bus services and the South Downs. Viewing is considered essential to fully appreciate the lovely home. Sole Agents.

Entrance Porch 11'7 x 3'1 (3.53m x 0.94m)

Tiled floor. Windows to front and side. Leaded Light Patterned Glazed front door to Entrance Hall

Entrance Hall

With dado rail, picture rail, false door (doorway could be re-instated), door to Family Room / Dining Room

Family Room / Dining Room 14,9 x 19'1 into bay (4.27m,2.74m x 5.82m into bay)

Wood flooring, vertical radiator, inset ceiling spotlights, built-in storage cupboards, uPVC double glazed sash window to front with fitted shutter blinds.

Kitchen 16'6 x 8'2 (5.03m x 2.49m)

Single drainer sink unit with mixer tap and cupboards below. Further range of drawers and base units with working services over incorporating four ring induction hob, with cooker hood above and electric oven below. Integrated dishwasher, integrated fridge and freezer, range of matching wall units, kitchen island with breakfast bar and storage cupboard below. Wood floor, inset ceiling spotlights, vertical radiator, door to walk-in larder cupboard measuring five foot six in depth, with wooden floor, fitted shelving and lighting. UPVC double glazed double doors to side patio, and part tiling to walls. Glazed door to Utility / Rear Lobby.

Utility / Rear Lobby 11'1 x 6'1 (3.38m x 1.85m)

Tiled floor, inset ceiling spotlights, fitted storage cupboards with units housing integrated washer dryer and wall mounted gas boiler. UPVC double glazed window and doors to rear.

Cloakroom

High flush WC, tiled floor, plate rail, electric wall mounted heater.

Ground Floor Bathroom

Door from Family Room to Bathroom; with freestanding roll-top bath with mixer taps and shower attachment. Wash basin with mixer taps, inset into vanity unit with cupboard below. Low flush WC, mirror fronted vanity unit, heated towel rail, tiled walls, inset ceiling spotlights, extractor fan, tiled floor. Door to ground floor Bedroom/Lounge.

Bedroom 5 / Lounge 16'11 x 13'9 into bay (5.16m x 4.19m into bay)

Feature ornate fireplace with tiled surround. Wooden floor, vertical radiator, picture rail, UPVC double glazed sash window to side with fitted shutter blinds, UPVC double glazed bay to front with double door doors and windows and fitted shutter blinds.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing; with dado rail and picture rail and uPVC double glazed window to side.

Bedroom 2 15'5 x 13'10 (4.70m x 4.22m)

Being double aspect with UPVC double glazed sash window to side and UPVC double glazed sash bay window to front enjoying far reaching views to the South Downs. Radiator, picture rail, feature fireplace with tiled surround. Twin built-in wardrobe cupboards flanking the fireplace.

Bedroom 3 15'11 x 11'1 (4.85m x 3.38m)

Built-in cupboard with clothes rail and shelving. Picture rail, radiator, UPVC double glazed sash bay window to side with fine views.

Bedroom 4 / Kitchen 11'1 x 9'11 (3.38m x 3.02m)

Currently arranged as a Kitchen. Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units incorporating four ring induction hob with cooker above and electric oven below. Space and plumbing for washing machine, wall unit, radiator, integrated fridge and freezer, linen cupboard with slatted shelving and insulated cylinder. UPVC double glazed sash window to side.

Bathroom

Panelled bath with mixer taps, handheld shower attachment and rainfall showerhead. Glazed shower screen, pedestal wash basin, low flush WC, heated towel rail, tiled walls frosted UPVC double glazed sash window to rear.

Second Floor Landing

Wooden staircase from First Floor Landing to Second Floor Landing; with wood flooring floor and Velux window to side.

Bedroom 1 / Studio Room 22'1 x 13'5 (6.73m x 4.09m)

Currently arranged as a Studio, with single drainer 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 and drawers below. Integrated fridge and freezer, breakfast bar, wall units, part tiling to walls, inset ceiling spotlights, radiator, doors to eaves storage space, inset ceiling spotlights, twin Velux windows to side, UPVC double glazed window rear with roof roofscape views.

Bathroom 11'11 x 7'10 (3.63m x 2.39m)

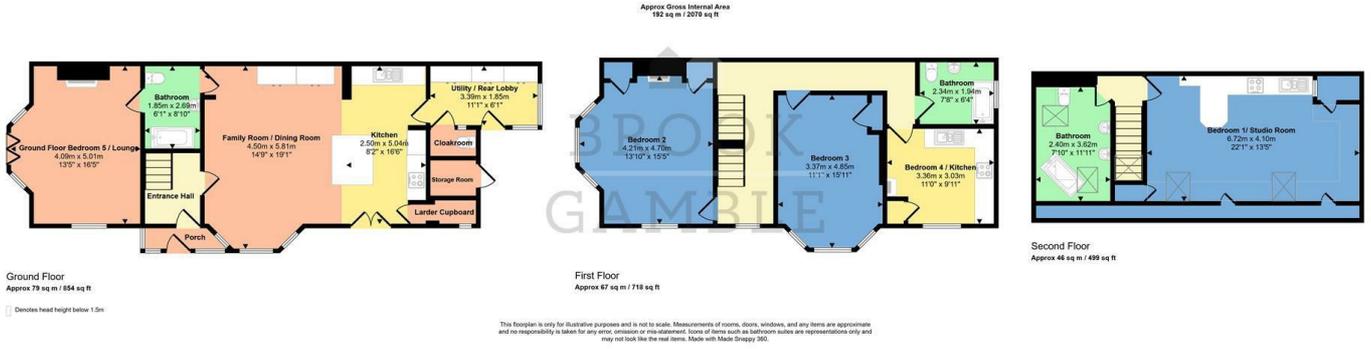
Roll top bath with mixer taps, twin enamel wash basins with mixer taps and wooden storage unit below. Twin mirror fronted wall mounted vanity cupboards, shaver point, twin heated towel rails, low flush WC, tiled floor, tiled walls, extractor fan, inset ceiling spotlights, Velux window to side, Velux window to front enjoying fine views to the South Downs.

Outside

There are gardens to 3 sides of the property. The

delightful patio to the front has a tiled pathway, paved patio area, flower beds and borders, mature trees and shrubs and is enclosed by brick wall and fencing. The garden path leads to the side of the property which is landscaped to give a sunken patio enclosed by brick walls, further paved patio, flowerbeds, trees and low-level brick wall. There is a brick paved driveway giving off street parking for several vehicles as well as access to the Garage which has an up and over door.

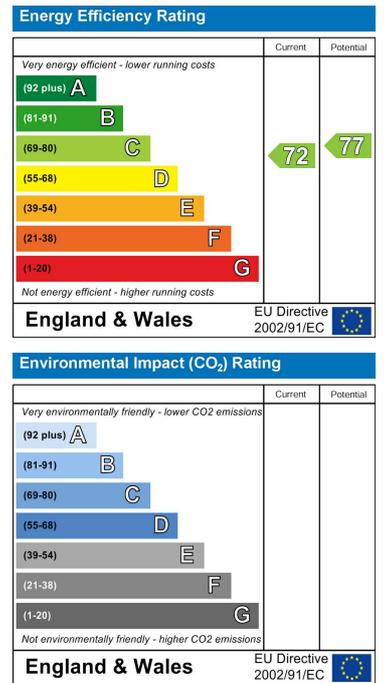
Floor Plan



Area Map



Energy Efficiency Graph



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