



BROOK GAMBLE



9 Millbrook Gardens, Eastbourne, BN20 8TT

£319,950

Brook Gamble offer to the market this skilfully and substantially extended 3 bedroom semi-detached house occupying a large corner plot in the highly sought after Old Town area of Eastbourne. Having been the subject of much improvement by the present owners, the property has been extended over 2 floors and as such boasts ground floor accommodation comprising a lounge, utility/cloakroom and a large open plan modern kitchen/dining room with fitted kitchen and appliances. There are 3 double bedrooms on the first floor along with the family bathroom. A particular feature of the property is the large rear garden which measures approximately 60' in maximum width and depth. Further benefits include gas central heating and uPVC double glazing. Being well located for popular local schools and shops and access to The South Downs, viewing is considered essential. Sole Agents.

Entrance Hall

Composite front door opening into Entrance Hall; with UPVC double glazed window to side, radiator, understairs store cupboards, wall mounted thermostat.

Lounge 14'6 into bay x 12'2 (4.42m into bay x 3.71m)

Radiator, UPVC double glazed Bay window to front. Door to Kitchen/Dining room

Kitchen / Dining Room 18'5 max red to 10'4 x 17'1 red to 11'1 (5.61m max red to 3.15m x 5.21m red to 3.38m)

L-shaped room. Kitchen island with single drainer one and a half bowl sink unit with mixer tap and cupboard below incorporating integrated dishwasher and further base units with working surfaces over. Further range of matching drawers and base units with working surfaces over incorporating five ring gas hob with ceramic splashback and cooker hood above. Eye-level double oven, integrated fridge and freezer, range of wall units, kickboard LED display lighting, cupboard housing wall mounted gas boiler, inset ceiling spotlights, breakfast bar, two radiators, frosted glazed door to side, UPVC double glazed window to side, UPVC double glazed double doors with side screen opening onto Rear Garden.

Utility Room 5'11 x 5'8 (1.80m x 1.73m)

Single drainer sink unit with mixer taps and cupboard below. Space and plumbing for washing machine, space for tumble dryer, radiator, low flush WC, extractor fan, frosted UPVC double glazed window to side.

First Floor Landing

Turning staircase from Entrance Hall to L-shaped First Floor Landing; with UPVC double glazed window to side and hatch to loft space, and radiator.

Bedroom 1 15'1 x 9'4 (4.60m x 2.84m)

With built-in overstairs wardrobe cupboard, radiator, UPVC double glazed window to front.

Bedroom 2 10'7 x 8'5 (3.23m x 2.57m)

Radiator, UPVC double glazed window to rear.

Bedroom 3 10'5 x 9 (3.18m x 2.74m)

Radiator and far reaching views to the South Downs.

Bathroom

Panelled bath, wall mounted shower unit, low flush WC, wash basin inset into vanity unit, linen cupboard with insulated cylinder and slatted shelving above, extractor fan, frosted UPVC double glazed window two side.

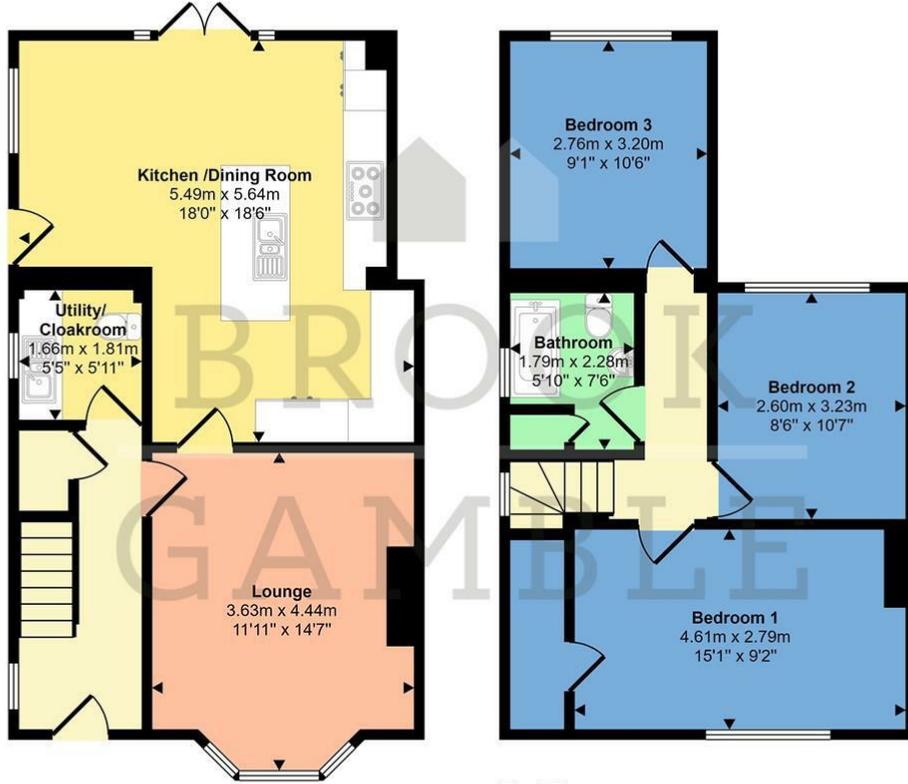
Outside

A particular feature of the property is the large rear

garden, which measures approximately a maximum of 60' in width and a similar depth. The garden is laid mainly to lawn with paved patio and pathway. There are three timber storage sheds and a decked patio with built in seating. The garden is enclosed by timber fencing with a gate for side access.

Floor Plan

Approx Gross Internal Area
96 sq m / 1038 sq ft



Ground Floor
Approx 53 sq m / 567 sq ft

First Floor
Approx 44 sq m / 471 sq ft

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			
(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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