



Milber Down,
7 Selwyn Road,
Eastbourne,
BN21 2LD



7 Selwyn Road

An individual detached 1930's property that enjoys an elevated location with southerly views over the town to the South Downs, combining many interesting features with well proportioned rooms all enjoying secluded gardens with gated parking, garage and all conveniently situated for the mainline station and seafront.

Features

FIRST TIME ON THE MARKET FOR 47 YEARS

DESIGNED BY RENOWNED ARCHITECT

DETACHED CHARACTER PROPERTY

5 BEDROOMS

SOUTH FACING GARDEN

CLOSE TO TOWN AND STATION



Description

Viewing is essential to appreciate this individual detached property which was designed by the eminent architect Peter D Stonham in 1937. Well placed for the enjoyment of town living, the property sits on elevated ground with secluded south facing gardens and attractive town views. The seafront is within just over a mile and the mainline station just over 1/2 a mile. Approached via an impressive reception hall the original staircase rises to the first floor landing. The accommodation extends to approximately 258 sq.m. and all the rooms retain many notable features with decorative plaster work, panelled doors, deep skirting boards and period fireplaces. There are three principle reception rooms which all enjoy or open out onto the south facing garden. The kitchen retains the original bell system (not in use), and connects to the utility room and garage. The first floor landing opens into an impressive gallery which leads to a balcony. Originally a separate bedroom this wonderful space takes in the southerly views and also gives access to the substantial loft space that could be converted, subject to any necessary consent. There are two additional bedrooms, both of excellent proportion, one with an en-suite bathroom and the other with a dressing room that has previously been used as a kitchenette. This unique home enjoys a wonderful secluded garden with a greenhouse workshop, gated parking and a garage.

Directions

From the A2270 proceed South towards the town turning left into Selwyn Road. The property will be seen almost opposite Mill Gap Road.

What3Words:///lived.rather.spicy



RECEPTION HALL

23' 5" x 8' 2" (7.14m x 2.49m) plus recess with two turn staircase rising to the first floor landing with window above, steps to understairs storage cupboard.

WASHROOM

6' 5" x 5' 7" (1.96m x 1.70m) with window to side, fitted cupboards and stainless steel sink unit.

DRAWING ROOM

17' 7" x 15' 6" (5.36m x 4.72m) a double aspect room with windows taking in views of the garden, central Baxi fire on a marble hearth with carved mantelpiece.

DINING ROOM

16' 9" x 14' 8" (5.11m x 4.47m) with window and double doors opening onto patio and garden, corner marble fireplace (not in use).

STUDY

16' 5" x 9' 4" (5.00m x 2.84m) with window taking views of the garden with central tiled fireplace, fitted range of shelving, large double cupboard with storage above.

CLOAKROOM

with window to side, fitted sink unit, coat hooks and door to WC.

KITCHEN

13' 0" x 12' 8" (3.96m x 3.86m) with window taking in views of the patio, and fitted with a range of base and wall mounted wood fronted units incorporating cupboards and drawers with spaces for appliances, glazed dresser unit, original bell system.

UTILITY ROOM

11' 6" x 6' 10" (3.51m x 2.08m) max of irregular shape with windows to side, fitted sink, space and plumbing for appliances.

FIRST FLOOR LANDING

19' 2" x 7' 4" (5.84m x 2.24m) with window to front and access to substantial loft space. A wide archway leads to the main landing with double doors to a railing enclosed balcony with southerly views across the town.

MASTER BEDROOM

16' 10" x 15' 6" (5.13m x 4.72m) a double aspect room taking in southerly views, fireplace (not in use) with marble hearth and painted mantel.





EN-SUITE

13' 0" x 8' 0" (3.96m x 2.44m) with window to side, panelled bath with tiled surround, shower and shower screen, heated towel rail, vanity sink unit with mirror above, low level wc.

BATHROOM

9' 5" x 6' 6" (2.87m x 1.98m) with obscured window, cast iron panelled bath, wash hand basin with mirror above.

WC

with obscured window to side and fitted with a close coupled wc.

LINEN CUPBOARD

7' 0" x 4' 8" (2.13m x 1.42m) with slatted shelves housing the water tanks.

BEDROOM

16' 0" x 13' 7" (4.88m x 4.14m) with window taking in southerly views, central fireplace with marble hearth, decorative mantel, double wardrobe.

DRESSING ROOM

13' 8" x 10' 8" (4.17m x 3.25m) of irregular shape with windows to front.



LOFT

20' 8" x 17' 4" (6.30m x 5.28m) overall with Velux window to front, offering potential.

GARAGE

17' 0" x 9' 0" (5.18m x 2.74m) with double hinged doors, window to side, power and light, cupboard housing the fuse board, separate boiler cupboard and further double cupboard with shelf.

OUTSIDE

The property is approached over a gated entrance with an area of parking giving access to the garage. The gardens wrap around the side and rear gardens being established and beautifully planted offering privacy and seclusion boasting an array of plants, shrubs and specimen trees with large areas of paved patio that incorporate a SUMMERHOUSE. To one side a Yew hedge conceals a large GREENHOUSE, TIMBER SHED 21' 9" x 6' 10" (6.63m x 2.08m) with power and light.



