



21 Milton Drive, Brighton, BN42 4NE

Price £395,000

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A three bedroom semi-detached bungalow in need of modernisation throughout located in popular Milton Drive, Southwick. The property accommodation briefly comprises of; three good sized bedrooms, shower room, kitchen, living room and conservatory. Externally there is parking to the front of the property for at least two cars and a 66ft West facing garden to the rear of the property.

- Semi Detached Bungalow
- Three Bedrooms
- Off Road Parking
- Popular Location
- Close To Local Shops
- Viewing Recommended
- West Facing Garden
- Chain Free









### Porch

UPVC door leading to the porch. Secondary door leading to;

### Entrance Hall

Carpeted hallway. Radiator. Pendant light. Coat cupboard housing gas meter. Additional cupboard with electric meter.

### Living Room

3.63 x 3.33 (11'10" x 10'11")  
Carpeted. Pendant light. Fireplace with gas fire. Sliding doors onto stairs leading to the garden. Picture rail.

### Kitchen

3.16 x 2.12 (10'4" x 6'11")  
Single drainer sink. Window. Radiator. Space for white goods. Larder. Ceiling strip light.

### Conservatory

3.08 x 2.21 (10'1" x 7'3")  
West facing conservatory with power and light.

### Bedroom One

3.65 x 3.01 (11'11" x 9'10")  
Double bedroom with bay window to the front of the property. Carpeted. Pendant light. Picture rail.

### Bedroom Two

3.63 x 3.02 (11'10" x 9'10")  
Double bedroom with bay window. Carpeted. Radiator. Pendant light. Picture rail. Shelved cupboard space.

### Bedroom Three

2.27 x 2.38 (7'5" x 7'9")  
Double bedroom overlooking the garden. Radiator. Pendant light. Picture rail.

### Shower Room/Wc

1.92 x 1.11 (6'3" x 3'7")  
Cupboard housing Worcester boiler with space to accommodate shelving below. Walk in sliding door shower with mixer tap dual function shower head. Wash hand basin. Toilet. Window. Wall mounted cabinet.

### Rear Garden

20.12m x 10.67m (66 x 35)  
66ft x 34ft West facing garden mainly laid to lawn. Shed. Side access to front of the property.

### Driveway

Located to the front of the property.

### Required Information

Council tax band: C

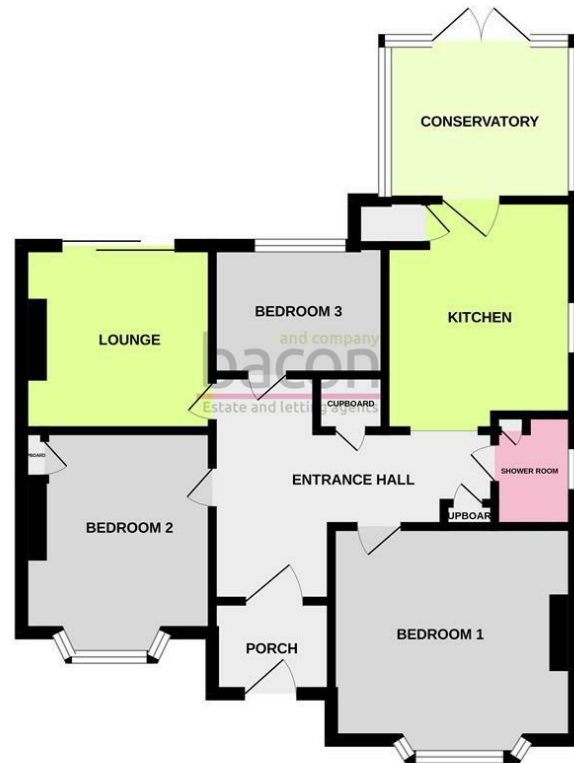
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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