


Leasehold - Share of Freehold

Guide Price

£250,000 - £270,000

 2 Bedroom

 1 Reception

 1 Bathroom



Flat 5, 21 The Goffs, Eastbourne, BN21 1HF

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A beautifully presented two bedroom second floor apartment forming part of this attractive detached residence. Enviably situated in the Old Town and with stunning views over Gildredge Park from the rear the flat has undergone much improvement and is finished to a very high standard. Benefits include a refitted kitchen, luxury bathroom with bath and shower cubicle, double glazing and gas central heating. To the front the flat has a garage and is being sold with a share of the freehold. Eastbourne's town centre and mainline railway station are both within comfortable walking distance. An internal inspection comes highly recommended.



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Main Features

- Converted Flat
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Luxury Bath/Shower Room
- Double Glazing
- Gas Central Heating
- Garage

Entrance

Communal entrance leading to extremely well presented lobby with stairs to second floor private entrance door to -

Hallway

Radiator. Entryphone handset. Frosted window.

Double Aspect Lounge

19'10 x 13'1 (6.05m x 3.99m)

Fireplace with log burner and stone hearth. Radiator. Stripped floorboards. Double glazed windows to rear and side aspects providing glorious views over Gildredge Park.

Fitted Kitchen

13'1 x 12'3 (3.99m x 3.73m)

Range of refitted black high gloss wall and base units with chrome handles. Woodblock worktop with inset ceramic single drainer sink unit with mixer tap. Range cooker with stainless splash back and extractor cooker hood. Plumbing and space for dishwasher. Space for fridge/freezer. Radiator. Stripped floorboards. Double glazed window to front aspect. Archway to -

Utility Area

Plumbing and space for washing machine. Wall mounted gas boiler. Double glazed bay window to side aspect.

Bedroom 1

15'11 max x 12'10 max (4.85m max x 3.91m max)

Large walk-in cupboard. Double glazed window to side aspect.

Bedroom 2

11'9 x 6'4 (3.58m x 1.93m)

Radiator. Double glazed window to side aspect.

Modern Luxury Bath/Shower Room

White suite comprising freestanding bath with floor mounted chrome mixer tap and handheld shower attachment. Shower cubicle with multi jets. Oak dresser with twin ceramic bowls and chrome mixer tap. Stripped floorboards. Radiator. Large eaves storage cupboard. Frosted double glazed window.

Outside

There are lawned communal gardens to the front and a lock-up garage.

EPC = D.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A.

Maintenance: Approximately £500 per annum which includes buildings insurance.

Lease: 199 years from 1966. we have been advised of the lease term, we have not seen the lease.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.