

Flat 1 6 The Goffs
Eastbourne, BN21 1HD
Guide price £400,000

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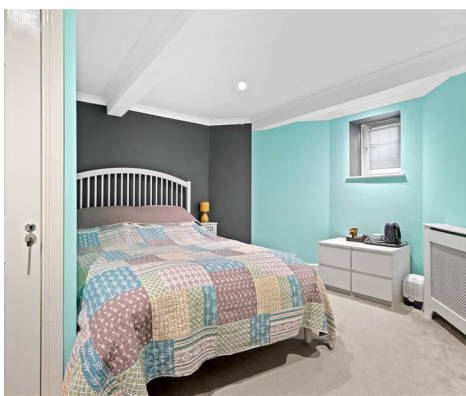
Phil Hall Estate Agents welcomes to the market The Goffs, an outstanding four-bedroom split-level apartment that offers the perfect blend of luxury, modern design, and functionality. Situated in one of Eastbourne's most desirable and sought-after neighbourhoods, this beautiful property is just a short stroll away from Eastbourne's vibrant town centre and train station. Thoughtfully updated and modernized, The Goffs offers an exceptional standard of living that must be experienced first-hand to be fully appreciated.

Upon arrival, you are welcomed by your own private entrance, which leads into an inviting inner alleyway. This entrance corridor offers access to a well-appointed utility room, complete with wall-mounted and matching base units, ample counter space, a sink, and provisions for a washing machine and tumble dryer. Additionally, a practical storage area with double doors back to the front adds even more functionality to this space.

Leading into the property, you approach the stylish and spacious kitchen/breakfast room. The kitchen boasts a comprehensive range of sleek wall-mounted and base units with high-quality countertops, and it's fully equipped with an integrated dishwasher, oven, hob, extractor hood, and space for a fridge-freezer. A fitted seating area with a table completes this space, making it a welcoming area for family meals and entertaining guests.

From the kitchen, you'll step into an inner entrance hall, providing access to the first bedroom, a dining room or office, and stairs descending to the lower level. The dining room/study is a versatile space, featuring steps that lead to a beautifully designed living room—a true focal point for relaxation and gatherings. Back in the entrance hall, you'll find the first bedroom, generously proportioned and benefiting from an elegantly modern ensuite shower room.

The lower ground floor is home to three additional bedrooms, a separate laundry room, and a contemporary shower room.





Guide Price £400,000 to £425,000

LOCATION, LOCATION, LOCATION

Located in one of Eastbourne's most desirable areas, The Goffs offers a perfect blend of convenience and charm. Situated within a short walk to Eastbourne's bustling town centre, residents have easy access to an array of shops, cafes, and restaurants, as well as essential services and cultural venues. The nearby Eastbourne train station ensures excellent connectivity, ideal for commuting and exploring the surrounding area. With scenic parks, coastal paths, and the iconic South Downs just a short drive away, The Goffs is perfectly positioned for those who enjoy both urban amenities and outdoor pursuits.

Ground Floor Accommodation

Living Room
14'05 x 13'06 (4.39m x 4.11m)

Dining Room/Study
13'02 into bay x 10'11 (4.01m into bay x 3.33m)

Kitchen/Breakfast Room
19'01 x 8'08 (5.82m x 2.64m)

Utility Room
8'03 x 4'09 (2.51m x 1.45m)

Storage Room
9'11 x 8'03 (3.02m x 2.51m)

Bedroom One
13'10 x 11'06 into bay (4.22m x 3.51m into bay)

Ensuite Shower Room
9'11 x 2'11 (3.02m x 0.89m)

Lower Ground Accommodation

Bedroom Two
12'10 max x 12'04 (3.91m max x 3.76m)

Bedroom Three
14'06 into bay x 8'08 (4.42m into bay x 2.64m)

Bedroom Four
11'05 x 7'03 (3.48m x 2.21m)

Laundry Room
8'04 x 3'09 (2.54m x 1.14m)

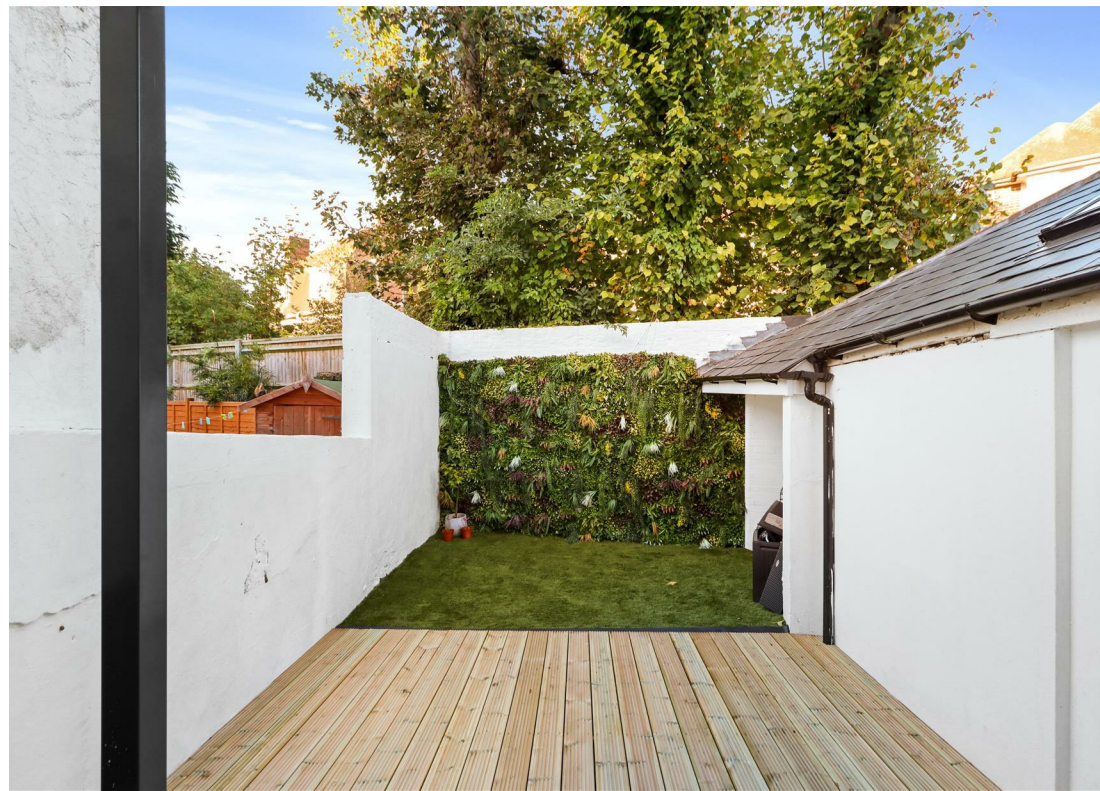
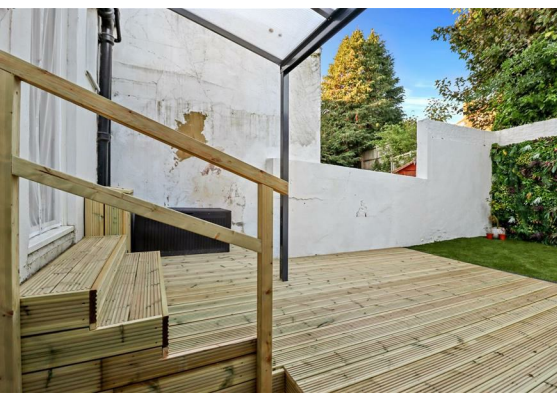
Shower Room
7'01 x 5'05 (2.16m x 1.65m)

Outside

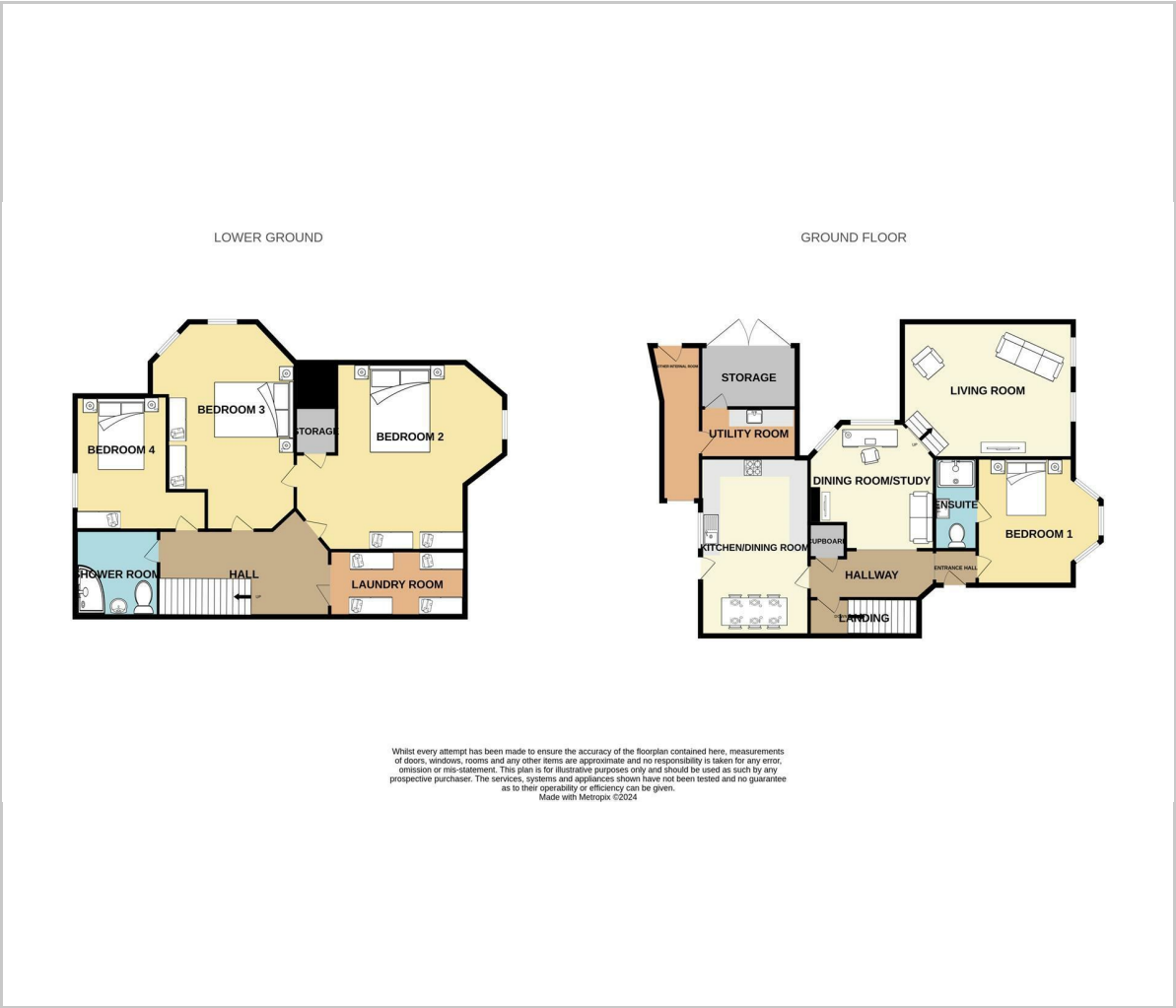
The Goffs boasts a beautifully designed, private garden and convenient off-road parking, enhancing the property's appeal and functionality. The fully enclosed garden is a tranquil oasis, featuring a recently updated decked area ideal for outdoor seating and a lush AstroTurf lawn that provides a vibrant, low-maintenance green space year-round. Adjacent to the property, the off-road parking offers secure and easy access, making day-to-day life seamless and providing peace of mind for residents. Together, these outdoor features make The Goffs a perfect blend of style, convenience, and relaxation.

Lease Information

We have been advised that the property is share of freehold with approx 995 years remaining on the lease, service charge was £1440 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



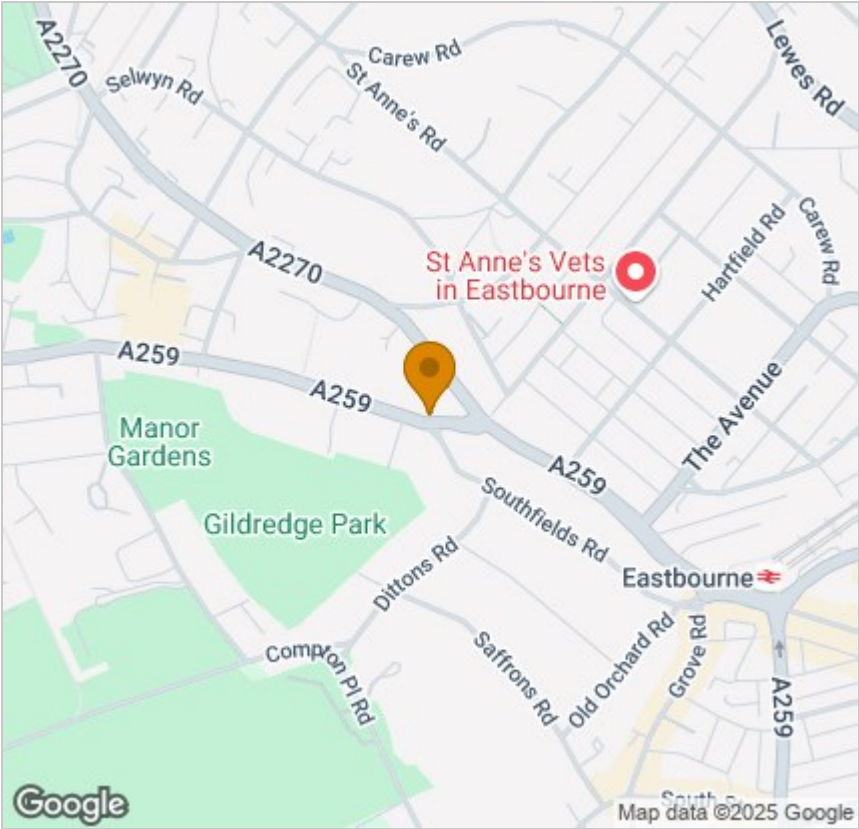
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

