

**Valuers, Land & Estate Agents**

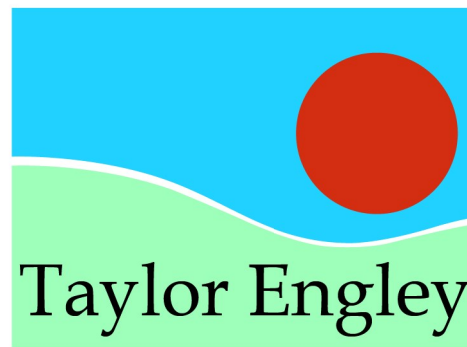
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**Flat 1 Dukesbury House 13-15, The Goffs, Eastbourne, East Sussex, BN21 1HJ**

**Guide Price £285,000 Leasehold**

**An excellent opportunity arises to acquire this DECEPTIVELY SPACIOUS TWO BEDROOMED GROUND FLOOR APARTMENT forming part of the favoured Dukesbury House development, located in the Gildredge Park area. The property is offered with the benefit of gas fired central heating and double glazed windows and has features that include a bay fronted living room with doors opening to communal gardens, 19'5 max x 7'11 kitchen, two bedrooms one with en-suite and a separate shower room. Outside there is a single garage and attractive well stocked communal gardens.**



**Dukesbury House is located in the favoured Old Town area being within walking distance of the attractive Gildredge Park and a Waitrose store, which is located in the High Street, Old Town. Bus services serve the local area and Eastbourne's town centre is approximately half a mile distant offering a comprehensive range of shopping facilities and mainline railway station.**

**\* DESIRABLE DUKESBURY HOUSE \* GROUND FLOOR APARTMENT WITH ACCESS TO COMMUNAL GARDENS \* BAY FRONTED SITTING ROOM \* SPACIOUS KITCHEN \* TWO DOUBLE BEDROOMS \* EN-SUITE SHOWER ROOM \* SEPARATE SHOWER ROOM \* GARAGE \* ATTRACTIVE COMMUNAL GARDENS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* VIDEO SECURITY ENTRY SYSTEM \* CHAIN FREE \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Entrance Hall

With security video entry system. Front door opening to:

### Entrance Hall

Radiator, telephone point, security video entry phone, downlighters, airing cupboard housing cylinder and shelving, built-in cloaks cupboard with hanging rail and consumer unit.

### Living Room

19'7 max x 15' max into bay (5.97m max x 4.57m max into bay)  
Attractive double aspect room with bay window to front, two radiators, television/fm/satellite points, double doors providing access to communal garden.

### Kitchen

19'5 max x 7'11 max (5.92m max x 2.41m max)  
(Maximum measurements including depth of fitted units)  
Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards with under cupboard lighting, range of matching storage cupboards, Zanussi electric fan assisted double oven with saucepan drawer below and cupboard above, Zanussi four burner gas hob with Zanussi extractor fan over, Bosch dishwasher, Electrolux washing machine, free standing under counter fridge and free standing under counter freezer, free standing Bosch fridge/freezer, central heating programmer, cupboard housing Ideal Classic gas fired boiler, radiator, window with outlook to side.

### Bedroom 1

14' into bay x 10'5 max (4.27m into bay x 3.18m max)  
(14' from cupboard front into bay extending to 19'5 max into door recess)  
Two double built-in wardrobe cupboards with narrow shelved cupboard between and cupboards over, television/fm./satellite points, outlook to side.

### En-Suite Shower Room

Tiled shower cubicle, wash hand basin with mixer tap set into cupboard unit, low level wc with concealed cistern, radiator, part tiled walls, light with shaver point, downlighters, extractor fan.

### Bedroom 2

12'6 x 10'1 (3.81m x 3.07m)  
(12'6 to cupboard front)  
Two double wardrobe cupboards with narrow shelved cupboard between and cupboards over, radiator, outlook to front.

## Shower Room

Spacious shower cubicle, wash hand basin with cupboard under, low level wc with concealed cistern, light with shaver point, radiator, tiled walls, downlighters, extractor fan.

## Outside

### Garage

17'2 max x 8' max (5.23m max x 2.44m max)  
(Maximum measurements given including depth of internal pillars and fittings)  
Electrically operated up and over door, light and power. On approaching the garage block the garage is the last garage in the second block on the right hand side.

### Communal Gardens

Dukesbury House is approached via wrought iron gates and set within mature well stocked grounds with a variety of trees and shrubs and areas of lawn.

## N.B

We are informed by our client that the term of lease is 125 years from 31st March 2001.

Service Charge for period 1 April 2024 to 30 September 2024  
£1,103.47

Ground rent (Period 01/04/2024 – 30/09/2024) £157.86

Managing agents are Pepperfox.

(All details concerning the terms of the lease and outgoings are subject to verification)

### COUNCIL TAX BAND:

Council Tax Band - 'D' - Eastbourne Borough Council -  
Currently £2,416.45 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

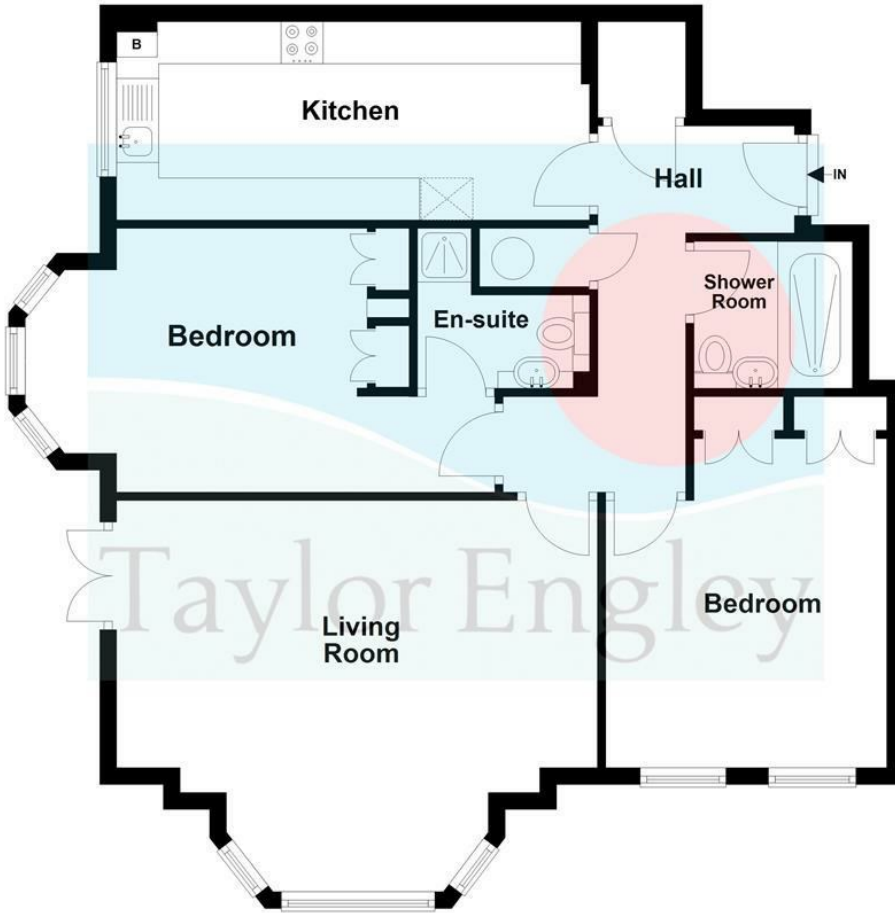
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



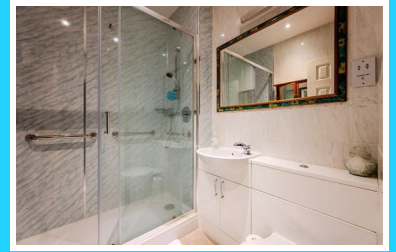
## Ground Floor

Approx. 82.8 sq. metres (891.3 sq. feet)



Total area: approx. 82.8 sq. metres (891.3 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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