

Valuers, Land & Estate Agents

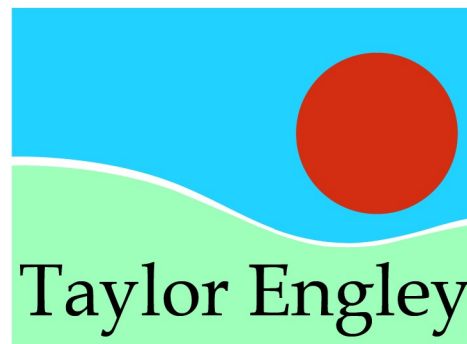
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11 Dukesbury House 13- 15, The Goffs, Upperton, Eastbourne, East Sussex, BN21 1HJ

Price £280,000 Leasehold

Taylor Engley are delighted to offer to the market this **DECEPTIVELY SPACIOUS TWO BEDROOMED SECOND FLOOR APARTMENT**, forming part of the favoured Dukesbury House development, located in the Gildredge Park area. The property is considered to be in very good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a bay fronted living room, spacious fitted kitchen/breakfast room, two bedrooms - one with en-suite and a separate bathroom. Outside there is a garage and attractive well stocked communal gardens. EPC =

B



Dukesbury House is considered to occupy a convenient location within the favoured Gildredge Park area being within walking distance of the attractive Gildredge Park and a Waitrose store, which is located in the High Street of Old Town. Bus services pass directly by the property 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 * SECOND FLOOR APARTMENT * ATTRACTIVE COMMUNAL GARDENS * BAY FRONTED LIVING ROOM * SPACIOUS KITCHEN/BREAKFAST ROOM * TWO DOUBLE BEDROOMS * EN-SUITE SHOWER ROOM * SEPARATE BATHROOM * GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * VIDEO SECURITY ENTRY SYSTEM * BLOCK SERVED BY PASSENGER LIFT * CHAIN FREE ***



The accommodation

Comprises:

Communal front door with video entry system to:

Communal Entrance Hall

Passenger lift or stairs to second floor. Front door opening to:

Entrance Hall

Security video entry phone, radiator, built-in storage cupboard, airing cupboard housing cylinder and shelving, downlighters.

Living Room

19'11 max x 15' max into bay (6.07m max x 4.57m max into bay)

Spacious bay fronted room with outlook to front, two radiators, television/satellite/radio points, central heating thermostat.

Kitchen/Breakfast Room

19'6 max x 7'11 max (5.94m max x 2.41m max)
(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel one and a half bowl sink unit, work surface with base units below, wall mounted cupboards, Bloomberg dishwasher, Bloomberg washing machine, Bloomberg fridge/freezer with adjacent storage cupboard, Zanussi eye level oven with cupboard above and saucepan drawer below, Zanussi four burner gas hob with extractor fan over, wall mounted cupboard housing Ideal Classic gas fired boiler, radiator, tiled flooring, part tiled walls, downlighters, radiator, outlook to side.

Bedroom 1

14' x 10'6 max (4.27m x 3.20m max)

(14' to cupboard front and into bay extending to 19' into deep door recess)

Built-in wardrobe cupboards, radiator, television/satellite/radio points, bay window with outlook to side.

En-Suite Shower Room

Tiled walls, shower cubicle, pedestal wash hand basin, low level wc, radiator, light with shaver point, extractor fan, downlighters.

Bedroom 2

12'7 max x 10'11 (3.84m max x 3.33m)

(12'7 to cupboard front)

Built-in wardrobe cupboards, radiator, outlook to front.

Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, light with shaver point, tiled walls, radiator, downlighters.

Outside

Garage

17'3 max x 7'11 max (5.26m max x 2.41m max)

(Maximum measurements including depth of internal pillars)

Electrically operated up and over door, power. On approaching the garage block the garage is situated in the second block on the right and is the middle garage in this block of 5.

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

Term of Lease 125 years from 31 March 2001

Service Charge for period 1 October 2024 to 31 March 2025 £1,103.47

Ground Rent (period 01/10/2024 - 31/03/2025) £143.56

Managing Agents are Pepper Fox.

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

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,953.44 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

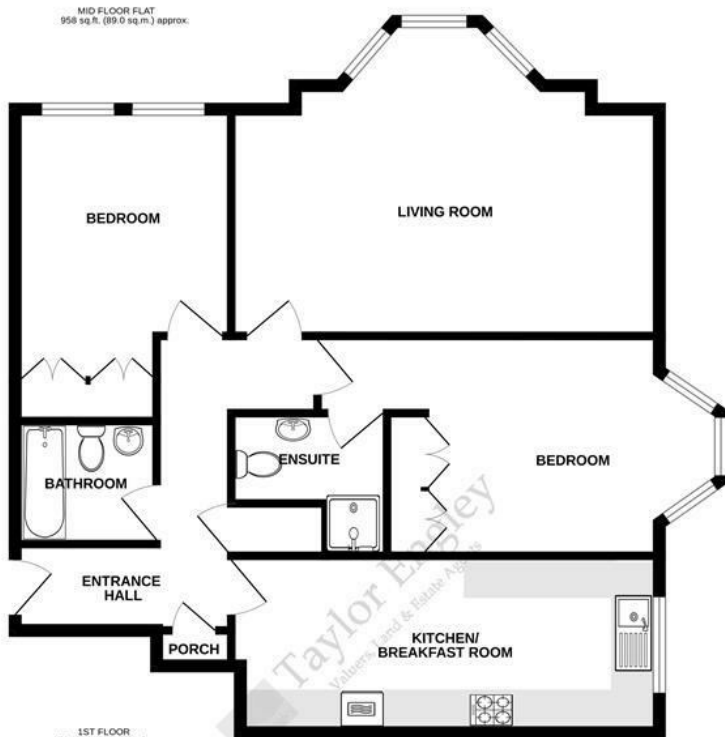
FOR CLARIFICATION:

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 ENGLEBY.

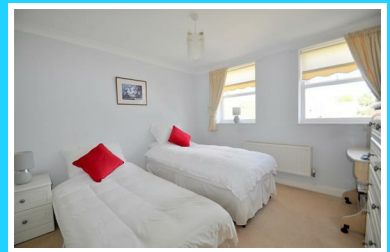




TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

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 illustrative purposes only and should 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) A			
(81-91) B		82	82
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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