



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

## Guide Price

## £165,000 - £175,000



1 Bedroom



1 Reception



1 Bathroom



## Flat 3, 6 The Goffs, Eastbourne, BN21 1HD

\*\*\*GUIDE PRICE £165,000 - £175,000\*\*\*

A spacious one bedroom converted top floor apartment forming part of this attractive residence. Enviously situated opposite the entrance to the stunning Gildredge Park and within comfortable walking distance of the town centre the flat provides light and airy accommodation. Benefits include a double bedroom, spacious double aspect fitted kitchen, split level landing (currently used as an office), double glazing and gas central heating. The flat is being sold with a share of the freehold and an internal inspection comes highly recommended.

Flat 3, 6 The Goffs,  
Eastbourne, BN21 1HD

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### Main Features

- Converted Flat
- 2nd (Top) Floor
- Split Level
- Double Bedroom
- Lounge
- Double Aspect Kitchen
- Bathroom/WC
- Share of the Freehold

### Entrance

Communal entrance. Stairs to first floor. Further internal staircase to second floor.

### Split Level Landing

Radiator. Skylight.

### Lounge

18'10 x 12'3 (5.74m x 3.73m)  
Radiator. TV point. Double glazed window.

### Double Aspect Kitchen

11'10 x 8'10 (3.61m x 2.69m)  
Fitted range of wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built in five ring gas hob and electric oven with stainless steel extractor cooker hood. Plumbing and space for washing machine. Wall mounted gas boiler. Part tiled walls. Radiator. Loft hatch (not inspected). Double glazed windows to side and rear aspects.

### Double Bedroom

11'7 x 10'11 (3.53m x 3.33m)  
Radiator. Double glazed window.

### Bathroom/WC

White suite comprising of panelled bath with mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with chrome mixer tap. Tiled walls. Chrome heated towel rail. Extractor fan. Frosted double glazed window.

EPC = D

Council Tax Band = A

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: £120 per calendar month.**

**Lease: 994 years remaining. 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.