



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£284,950



7 Dukesbury House, The Goffs, Eastbourne, BN21 1HJ

CHAIN FREE

An extremely well presented two bedroom first floor apartment with garage forming part of this prestigious gated development. Enviably situated the flat enjoys a bright southerly aspect backing directly onto Gildredge Park. Having undergone recent redecoration the flat benefits from two double bedrooms, the master having a refitted en-suite bathroom, a further refitted shower room, fitted kitchen/breakfast room and a bay windowed lounge/dining room to the rear providing glorious views over Gildredge Park & distant views towards the South Downs. Eastbourne town centre and mainline railway station are within comfortable walking distance and Waitrose and Motcombe village are within a few hundred yards. The property is being sold CHAIN FREE and an internal inspection comes very highly recommended.



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The Goffs,
Eastbourne, BN21 1HJ

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Main Features

- CHAIN FREE
- Extremeley Well Presented Purpose Built Apartment
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen/Breakfast Room
- En-Suite Bathroom/WC
- Shower Room/WC
- Garage
- Double Glazing

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Airing cupboard housing hot water cylinder. Further built-in cupboard. Radiator.

Bay Windowed Lounge/Dining Room

19'0 x 10'10 (5.79m x 3.30m)

Radiators. Coved ceiling. Television point. Telephone points. Double glazed bay window with glorious views over the communal gardens towards Gildredge Park and the South Downs.

Fitted Kitchen/Breakfast Room

18'7 x 7'10 (5.66m x 2.39m)

Range of fitted lightwood wall and base units. Worktop with inset one and a half bowl single drainer sink unit and mixer tap. Built-in gas hob & eye level double oven with stainless steel extractor cooker hood. Space for upright fridge/freezer. Integrated washing machine. Cupboard housing gas boiler. Tiled floor. Part tiled walls. Inset spotlights. Radiator. Television point. Telephone point. Double glazed window.

Bedroom 1

10'7 x 10'5 (3.23m x 3.18m)

Radiator. Fitted wardrobes. Telephone point. Television point. Double glazed bay window to side aspect. Door to -

En-Suite Bathroom/WC

Refitted white suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Chrome heated towel rail. Extractor fan. Inset spotlights.

Bedroom 2

11'2 x 8'4 (3.40m x 2.54m)

Radiator. Built-in wardrobes Double glazed doors to Juliette balcony.

Shower Room/WC

Refitted white suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Chrome heated towel rail. Inset spotlights. Extractor fan.

Outside

The flat is set in wonderful communal gardens to the front and rear.

Parking

There is a garage to the rear with an up & over door.

Visitors parking to the front of the block.

EPC = C.

Council Tax Band = E.

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: £287.26 per annum

Maintenance: £2207 per annum

Lease: 125 years from 2001. 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.