



44 The Goffs, Eastbourne, BN21 1HD

Guide Price £750,000 | Freehold

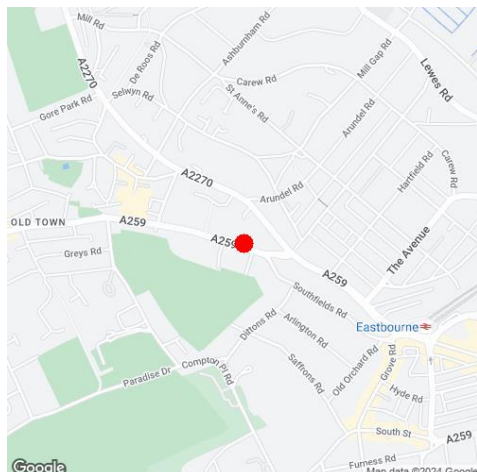
 **Leaper  
Stanbrook**

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An exceptionally rare opportunity to acquire a three storey Victorian house of exceptional character and architectural importance retaining wonderful original features and period detail. The contrasting brick facade with stone mullion windows give the house a distinctive and intriguing appearance hinting at the character within. The grand accommodation includes a a delightful 23' x 17' drawing room with magnificent marble fireplace and decorative ceiling cornices and roses. a generous dining room and family room together with a kitchen and ground floor shower room. A handsome oak staircase rises seamlessly to the first and second floors, with four bedrooms and a bathroom on the first floor and three further bedrooms and a bathroom on the second. Most of the principal rooms have the original fireplaces and all retain the high skirtings and ceilings with sash windows throughout, and the original tiled floor in the vestibule and hall is in tact. The house is set back from the road with off-road parking to the front and a 35' garden to the rear. Conveniently located, virtually opposite Gildredge Park, a Waitrose store is within a few hundred yards, whilst Eastbourne town centre and railway station are within a half mile. Although some modernisation is now required, this is considered a very rare opportunity for those seeking a spacious family home of exceptional character.







### At a Glance:

- Exceptional seven bedroom Victorian house
- Retaining a wealth of original features and fine fireplaces
- Seven bedrooms
- Three reception rooms
- Three bath/shower rooms
- Manageable gardens
- Off-road parking
- Gas central heating
- No onward chain

### Accommodation:

FRONT DOOR

VESTIBULE

RECEPTION HALL

DRAWING ROOM

23'10" (7.26m) x 17'4" (5.28m)

DINING ROOM

18'6" (5.64m) x 17'0" (5.18m) Into Bay

FAMILY ROOM

15'2" (4.62m) x 11'2" (3.4m)

SUN ROOM

10'9" (3.28m) x 8'6" (2.59m)

KITCHEN

12'0" (3.66m) x 11'3" (3.43m) Plus Recess

SHOWER ROOM/WC

CELLAR

STAIRCASE RISES TO:-

FIRST FLOOR LANDING

MASTER BEDROOM

21'3" (6.48m) x 17'3" (5.26m)

BEDROOM 2

17'2" (5.23m) x 15'0" (4.57m)

BEDROOM 6

11'4" (3.45m) x 8'4" (2.54m)

BEDROOM 4

14'2" (4.32m) x 11'6" (3.51m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 3

17'6" (5.33m) x 15'6" (4.72m)

BEDROOM 5

15'2" (4.62m) x 11'6" (3.51m)

BEDROOM 7

11'2" (3.4m) x 10'0" (3.05m)

SECOND BATHROOM

STOREROOM

27'3" (8.31m) x 8'0" (2.44m)

OUTSIDE

GARDENS

OFF-ROAD PARKING

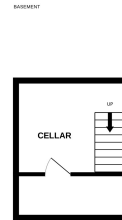
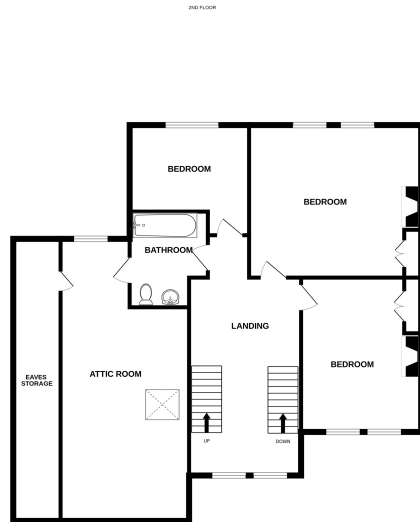
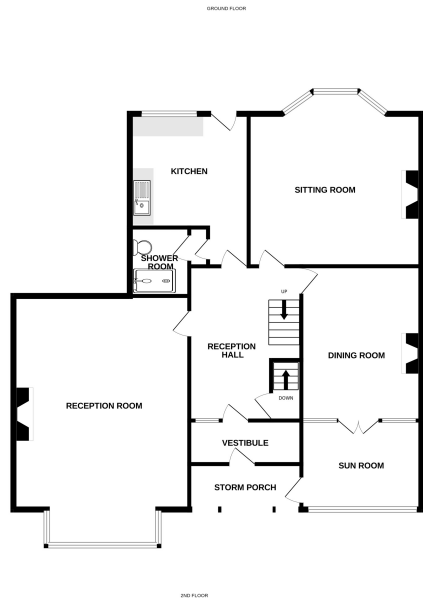
COOUNCIL TAX:

Band "F"

EPC:

Band "E"





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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