



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

Guide Price

£120,000 - £130,000



1 Bedroom



1 Reception



1 Bathroom



Flat 2, 8 The Goffs, Eastbourne, BN21 1HD

GUIDE PRICE £120,000 - £130,000

One bedroom first floor converted flat, forming part of this attractive white row of period houses just a stones throw from the town centre and opposite Gildredge Park. The property requires a full refurbishment, but does offer a share of freehold, opportunity to create your dream home and is being sold with **NO ONWARD CHAIN**. The location on the borders of Old Town and Upperton affords ease of access to a variety of amenities and transport links.

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Eastbourne, BN21 1HD

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Main Features

- CHAIN FREE Goffs Apartment
- 1 Bedroom
- First Floor
- Bay Windowed Lounge
- Kitchen
- Shower Room/WC
- Double Glazing
- Yards From Local Shops & Gildredge Park

Entrance

Communal entrance with stairs to first floor private entrance door to -

Hallway

Lounge

16'5 x 10'6 (5.00m x 3.20m)

2 radiators. Double glazed bay window to front aspect.

Kitchen

9'0 x 8'4 (2.74m x 2.54m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset gas hob and electric oven. Airing cupboard. Radiator. Double glazed window to front aspect.

Bedroom

12'3 x 10'5 (3.73m x 3.18m)

Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin. Radiator. Double glazed window to rear aspect.

EPC = E

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: Awaiting confirmation

Maintenance: As & when required

Lease: Awaiting confirmation

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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.