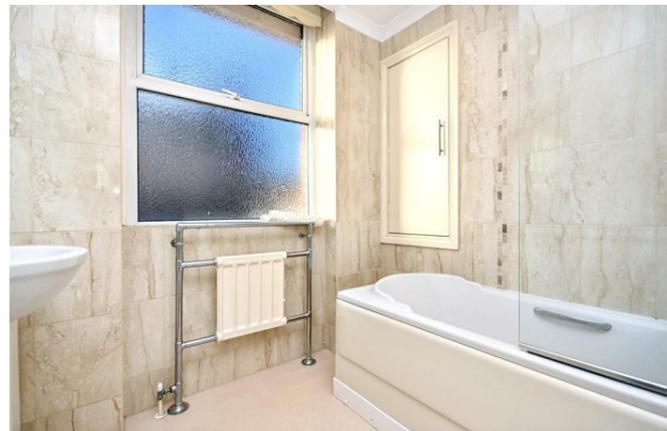


40 The Goffs,  
Eastbourne, BN21 1HD

Freehold

£1,100,000



8 Bedroom 8 Reception 5 Bathroom



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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.



TOWN PROPERTY



01323 412200

Freehold

8 Bedroom 8 Reception 5 Bathroom

£1,100,000



40 The Goffs, Eastbourne, BN21 1HD

A truly rare opportunity in the heart of Old Town, directly opposite Gildredge Park, this impressive Victorian semi-detached residence offers exceptional flexibility, scale and income potential. Owned by the same family for almost 50 years, the property is currently arranged as a substantial three-bedroom owner's maisonette with three beautifully presented self-contained apartments, all set within a magnificent 140ft mature garden with garages and workshops. Perfectly suited to a home-and-income lifestyle, multi-generational living or conversion back into one extraordinary family home, this is a landmark Eastbourne property with endless possibilities.

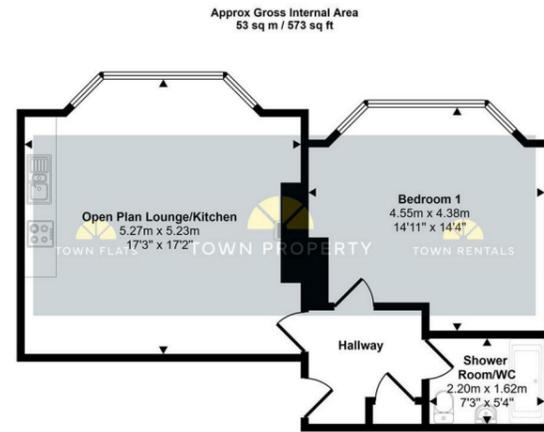
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# 40 The Goffs, Eastbourne, BN21 1HD

# £1,100,000

## Main Features

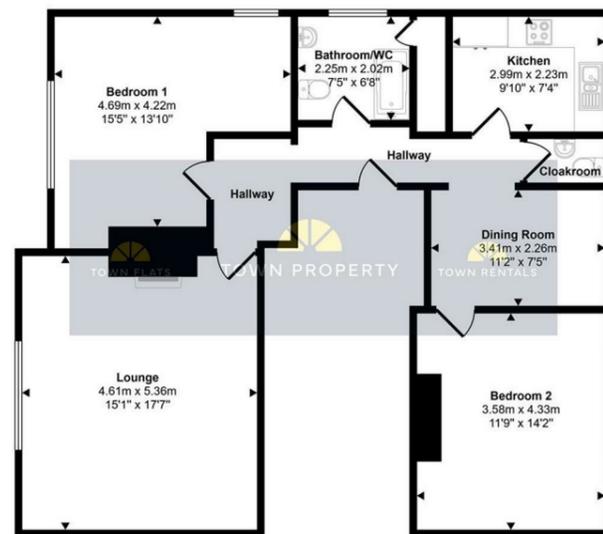
- Prime Old Town Location Opposite Gildredge Park
- Grand Victorian Semi-Detached House on a Single Title
- Four Dwellings in Total: Owners' 3-Bed Maisonette & Three Self-Contained Apartments
- Proven Home-And-Income Setup with Short-Term Letting History
- Exceptionally Spacious Owner's Accommodation with 3 Reception Rooms & Conservatory
- Three Immaculately Presented Apartments Arranged over Ground, First & Second Floors
- Stunning, Mature Rear Garden Extending to Approximately 140-150 Feet
- Two Large Single Garages & Four Detached Workshops - Ideal for Hobbies or Business Use
- Large Entrance Forecourt Providing Generous Off-Street Parking
- Huge Potential to Continue As-Is or Revert to an Outstanding Single Family Residence



Floorplan

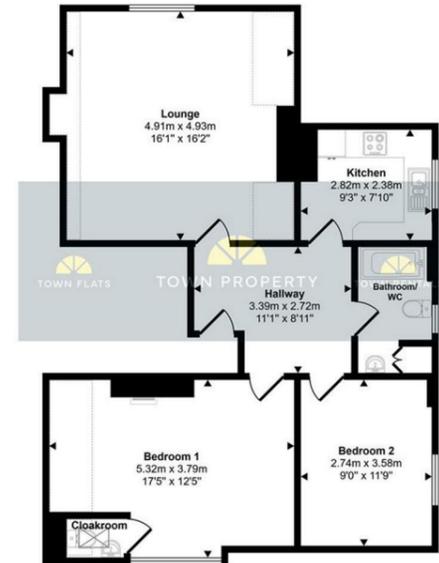
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Flat 1 Open Plan Lounge/Kitchen, Bedroom & Shower Room/WC



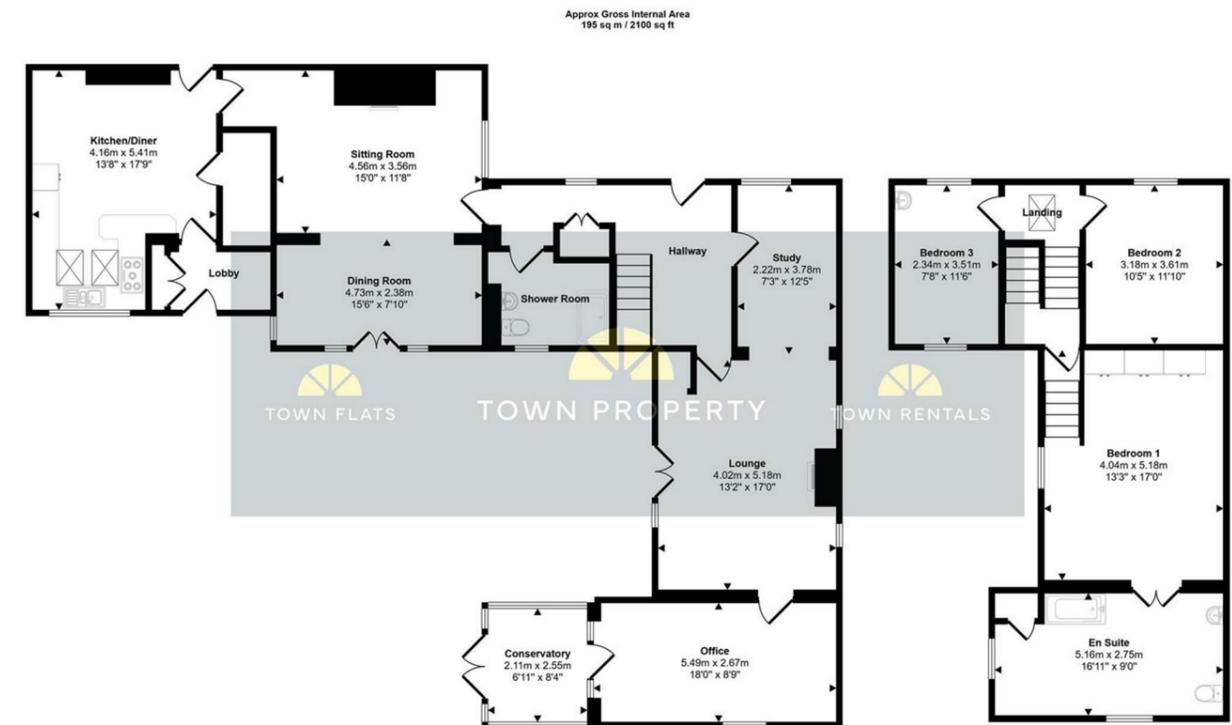
Floorplan

### Flat 2 Lounge, Kitchen, Dining Room, 2 Bedrooms, Bathroom/WC & Cloakroom



Floorplan

### Flat 3 Lounge, Kitchen, 2 Bedrooms, Bathroom/WC & Cloakroom



Ground Floor  
Approx 131 sq m / 1415 sq ft

First Floor  
Approx 64 sq m / 684 sq ft

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### Annexe Kitchen/Diner, Sitting Room, Dining Room, Shower Room/WC, Study, Lounge, Office, Conservatory, 3 Bedrooms & En-Suite Bathroom/WC