TOWN FLATS

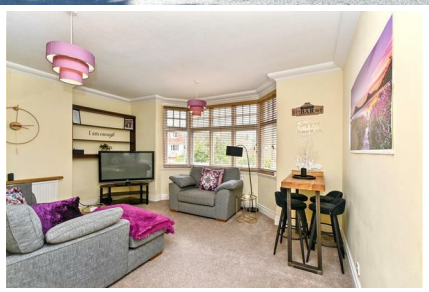
01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£165,000 - £175,000









Flat 2, 29 The Goffs, Eastbourne, BN21 1HF

GUIDE PRICE £165,000 - £175,000
A beautifully presented one bedroom first floor flat set within a charming property on the highly sought after Goffs. Immaculately updated throughout, this spacious home is ideal for first time buyers, downsizers or investors alike. The property benefits from allocated parking and is offered to the market CHAIN FREE, ensuring a smooth and straightforward purchase. Ideally located in Old Town, the flat is just a short walk from a range of local shops, restaurants, the mainline railway station and the picturesque Gildredge Park, making it perfectly positioned for both convenience and lifestyle. Early viewing is highly recommended to fully appreciate this fantastic home.

Leasehold

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Main Features

- Beautifully Presented One Bedroom First Floor Apartment Within A Charming Character Property
- Located In The Highly Sought After Goffs Area
- Immaculately Updated Throughout
- Spacious & Well Proportioned Accommodation
- Ideal Purchase For First Time Buyers, Downsizers Or Investors
- Allocated Parking Space Included
- Offered To The Market CHAIN FREE
- Within Walking Distance Of Local Shops, Restaurants & Mainline Railway Station
- Close To The Picturesque Gildredge Park & Local Amenities

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

Hallway
Entryphone handset. Storage cupboard.

Bay Windowed Lounge
15'9 x 13'0 (4.80m x 3.96m)
Radiator. Bay window to front aspect.

Fitted Kitchen
10'8 x 8'2 (3.25m x 2.49m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker. Plumbing and space for washing machine. Space for fridge/freezer. Part tiled walls. Radiator. Window to side aspect.

Bedroom
11'11 x 10'0 (3.63m x 3.05m)
Radiator. Window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, wall mounted shower and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Part tiled walls. Storage cupboard. Frosted window to side aspect.

Parking
Allocated parking space.

EPC = C

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: £200 per annum
Maintenance: £300 per annum
Management Fee: £100 per annum
Lease: 150 years remaining. We have been advised of the remaining lease term, we have 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.