TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

Guider Price
£250,000 - £270,000









11 Ripley Chase, 17 The Goffs, Eastbourne, BN21 1HB

GUIDE PRICE £250,000 TO £270,000.
An extremely spacious 2 bedroom fifth floor apartment with stunning views from the rear over Gildredge Park and towards the South Downs. Being sold CHAIN FREE the apartment benefits from 2 double bedrooms, a refitted shower room, cloakroom, fitted kitchen with integrated appliances and lounge/dining room with access to the balcony with views over the communal gardens and Gildredge Park. To the rear there is a garage with electric up & over door and the flat has a lease in excess of 100 years. Waitrose is within easy walking distance and Eastbourne town centre is also nearby. An internal inspection comes highly recommended.

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Main Features

- CHAIN FREE Extremely Spacious 2 Bedroom 5th Floor Apartment
- Stunning Views Over Gildredge Park & Towards The South Downs
- 2 Double Bedrooms
- Spacious Lounge/Dining Room With Balcony Access
- Fitted Kitchen With Integrated Appliances
- Balcony Overlooking Communal Gardens & Gildredge Park
- Refitted Shower Room & Separate Cloakroom
- Garage With Electric Up & Over Door
- Lease In Excess Of 100 Years
- Within Easy Walking Distance Of Waitrose, Gildredge Park & Eastbourne Town Centre

Entrance
Communal entrance with security entry phone system. Stairs and lift to 5th floor private entrance door to -

Hallway
Double doors to lounge and door to kitchen.

Lounge/Dining Room
21'7 x 13'2 (6.58m x 4.01m)
Radiators. Coved ceiling. Door to inner hallway. Double glazed window and door to -

Sun Balcony
25'8 x 4'0 (7.82m x 1.22m)
With stunning views over communal gardens, Gildredge Park and towards the South Downs.

Fitted Kitchen
13'9 x 7'1 (4.19m x 2.16m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob with extractor cooker hood above. Eye level electric oven. Integrated fridge/freezer and washing machine. Part tiled walls. Radiator. Breakfast bar. Borrowed light window to lounge. Double glazed window to front aspect.

Inner Hallway
Radiator. Built-in cupboard.

Bedroom 1
12'8 x 11'9 (3.86m x 3.58m)
Radiator. Extensive range of fitted wardrobes, overhead storage, bedside cabinet, dressing table and further built-in wardrobe. Double glazed window to rear aspect.

Bedroom 2
9'3 x 9'2 (2.82m x 2.79m)
Radiator. Range of fitted wardrobes. Double glazed window to front aspect.

Shower Room
Suite comprising shower cubicle. Pedestal wash hand basin with mixer tap. Tiled walls. Heated towel rail. Frosted double glazed window.

Separate Cloakroom
Low level WC. Part tiled walls. Frosted double glazed window.

Outside
The development is set in lawned communal gardens.

Parking
There is a garage with an electric up & over door to the rear of the block.

EPC = C

Council Tax Band = C

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: £271 per calendar month
Lease: 180 years from 1963. 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.