

The Goffs, Eastbourne, BN21 1HJ

Price Guide £375,000

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GUIDE PRICE: £375,000 - £400,000

Perched at the top of this well maintained, gated development with lift access, this impressive third floor penthouse offers space, light and leafy views across Gildredge Park in the heart of Old Town.

Situated in one of Eastbourne's most sought after locations, Dukesbury House is moments from local shops, bus routes, excellent schools and parks, as well as Eastbourne's thriving town centre and mainline train station with direct links to London and Brighton. Yet step inside and the atmosphere is calm, elevated and wonderfully private.

You are welcomed by a notably spacious entrance hall with high ceilings and ample built in storage, immediately setting the tone for the generous proportions found throughout. The accommodation comprises three well sized bedrooms, with the principal bedroom benefitting from an en suite shower room and French doors opening onto a small private balcony. The second and third bedrooms are equally versatile, ideal for family living, guests or home working.

The sizeable living room is bright and inviting, featuring French doors leading onto a second balcony where you can enjoy open views over the park and surrounding area. The fitted kitchen offers plenty of workspace and room for dining, while the family bathroom is well appointed and conveniently positioned.

Further benefits include multiple storage cupboards, garage, residents parking and beautifully maintained communal lawns. The building itself is well cared for and secure, adding to the overall sense of quality and comfort.

Offered to the market chain free, this spacious and very well presented penthouse combines location, light and lifestyle. Early viewing is highly recommended to fully appreciate all that this exceptional Old Town home has to offer.

























Living Room
21'3" x 17'0" (6.48m x 5.18m)

Kitchen
14'10" x 9'11" (4.52m x 3.02m)

Bedroom One
20'11" x 11'11" (6.38m x 3.63m)

Bedroom Two
16'5" x 8'9" (5.00m x 2.67m)

Bedroom Three
17'4" x 8'0" (5.28m x 2.44m)

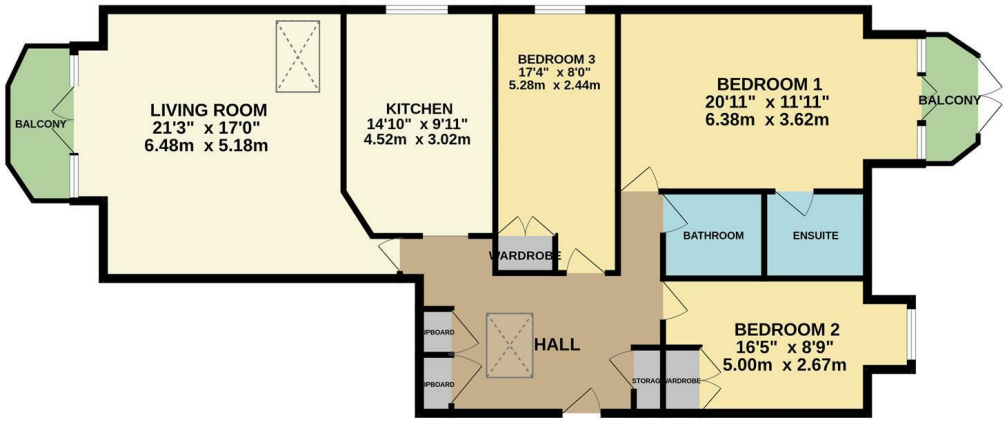
Ensuite

Bathroom

Council Tax Band F - £3,833.96 Per Annum

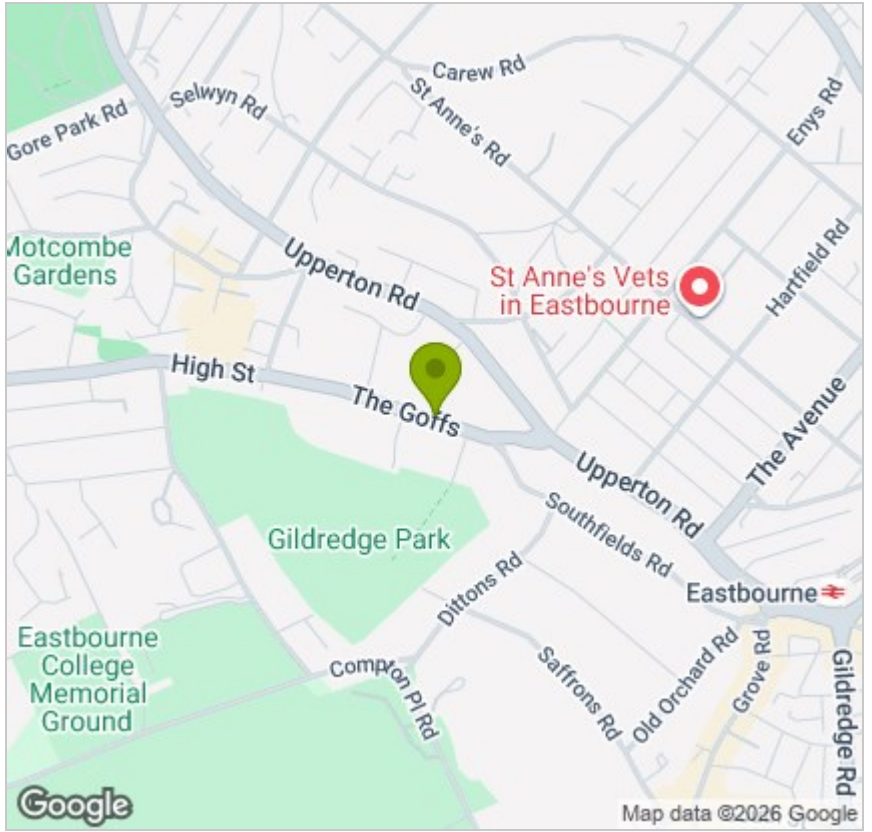
Lease information
The seller advises that the property is offered with a share of the freehold and has approximately 104 years remaining on the lease. The service charge is £1,587 sixth monthly. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Floor Plan

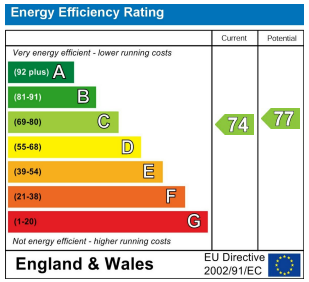


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01323 723 500
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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