



7 Sanshaw Court, 19 The Goffs, Eastbourne, BN21 1HF

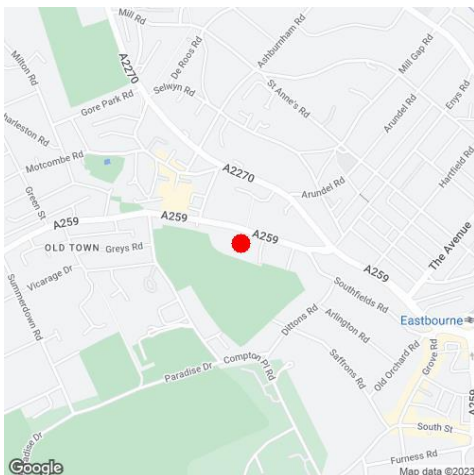
Price £159,950 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A well proportioned one bedroom apartment enjoying a most convenient location within a half mile of Eastbourne Town Centre enjoying a delightful southerly aspect over communal gardens towards Gildredge Park. Situated on the second floor of a small purpose-built development served by passenger lift, the accommodation comprises a generous living room with casement doors opening onto the balcony taking full advantage of the views. Although the apartment would benefit from some modernisation it is presented for sale in clean and tidy condition and benefits from a re-fitted shower room, sealed unit double glazing and electric heating together with an allocated parking space.





At a Glance:

- Delightful southerly views towards Gildredge Park
- Allocated parking space
- No onward chain
- Generous sitting room
- Balcony
- Double bedroom
- Sealed unit double glazing
- Electric heating

Accommodation:

FRONT DOOR
COMMUNAL HALL
LIFT AND STAIRS TO SECOND FLOOR

FRONT DOOR
HALL
LIVING ROOM
 15'8" (4.78m) x 13'8" (4.17m)
KITCHEN
 10'6" (3.2m) x 7'0" (2.13m)
BEDROOM
 11'6" (3.51m) x 9'6" (2.9m)
SHOWER ROOM / WC

OUTSIDE:
DELIGHTFUL COMMUNAL GARDENS
ALLOCATED PARKING SPACE 13

COUNCIL TAX:

Band 'B'

EPC:

'E'

LEASE:

150 years from 1981

MAINTENANCE:

£1,236.00 per annum

GROUND RENT:

£150.00 due 24/6 each year.

PETS:

Not allowed.

SUB-LETTING:

Yes with notice to be given
 (All details concerning the terms of the Lease and outgoings are subject to verification)



Floorplan Awaited

Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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