



24 The Goffs, Eastbourne, East Sussex

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24 The Goffs, Eastbourne East Sussex, BN21 1HD

A 4 bedroom semi-detached townhouse situated in a sought-after location, within easy reach of the mainline station and local amenities

Eastbourne station 0.5 mile (London Victoria 1 hour 27 minutes), Eastbourne Beach 2.0 miles, Lewes 15.8 miles, Brighton 23.4 miles, A27 (Lewes Road) 4.0 miles, London Gatwick Airport 40.5 miles

Porch | Reception hall | Sitting room | Office
Conservatory | Kitchen | Utility room
Cloakroom | Cellar | 4 Bedrooms | Family
bathroom Garden | EPC rating E

The property

Forming part of a stunning white-rendered-façade terrace, 24 The Goffs is a handsome period family home offering more than 2,000 sq. ft. of sensitively extended accommodation arranged over four floors. Retained character features include large sash windows, high ceilings with ornate cornicing and a wealth of exposed wooden flooring throughout. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming reception hall and comprises a sitting room with a front aspect bay window and a fireplace, and a well-proportioned kitchen with a range of wall and base units including a large central island with breakfast bar, double Belfast sink and modern integrated appliances. Adjacent is an orangery-style conservatory with French doors to the garden and a well-proportioned office opening into a fitted utility room with en suite cloakroom. The property also benefits from a cellar, suitable for a variety of uses.

On the first floor a spacious landing leads to a principal bedroom with large front aspect bay window, two further generous bedrooms and a spacious family bathroom with freestanding

bath and separate shower. Stairs rise to a galleried second floor landing opening to the property's remaining vaulted bedroom.

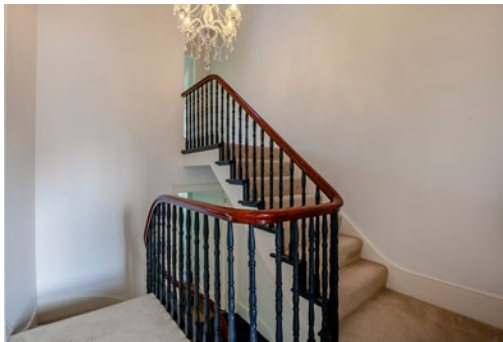
Outside

Set behind low-level walling and having plenty of kerb appeal, the property is approached over a low maintenance lawned front garden. The rear garden is laid mainly to level lawn bordered by mature flowerbeds and specimen trees and features numerous seating areas, the whole ideal for entertaining and al fresco dining.

Location

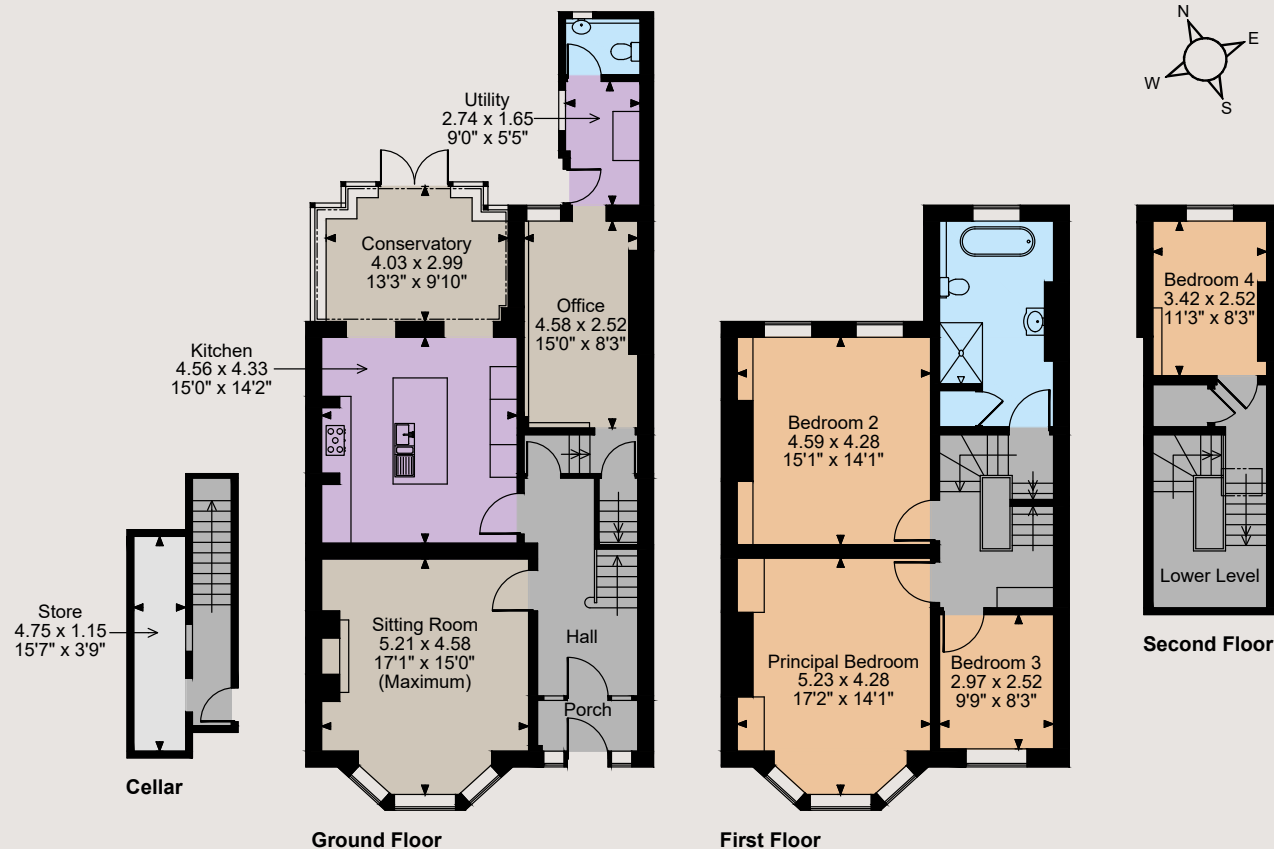
The property occupies a sought-after position just to the west of the town centre, near to Gildredge Park and enjoying easy access to the South Downs. The vibrant seaside town of Eastbourne provides an excellent range of amenities including a seafront parade and pier, high street and boutique shopping, a modern shopping centre, numerous hotels, cafés, restaurants and public houses and recreational facilities. Eastbourne mainline station offers regular direct trains to central London, while the nearby A27 gives easy access to the A23/M23, Gatwick Airport and the national motorway network. The area offers a good selection of state primary and secondary schooling including The South Downs School (rated Outstanding by Ofsted) together with a good selection of independent schools including Eastbourne College, St. Andrew's Prep, Bede's, Annan, Northease Manor, Battle Abbey and Lewes Old Grammar.





Floorplans

House internal area 2,030 sq ft (189 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

what3words: ///valley.adding.gold

General

Local Authority: Eastbourne Borough Council
Services: Mains electricity, water, gas and drainage. Gas-fired central heating.
Council Tax: Band E
Tenure: Freehold

Guide Price: £735,000

Lewes

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