



Herberton Road, Southbourne, BH6 5HY

Guide Price

£120,000

Herberton Road, Bournemouth, Dorset, BH6 5HY

For sale with our auction partner, The Auction Company by unconditional online auction on 29/10/2025 13:00 and ending 13:15
FOR SALE BY AUCTION * CASH BUYERS * AUCTION FINANCE * 56-DAY COMPLETION

TWO DOUBLE BEDROOM GROUND FLOOR FLAT / NO FORWARD CHAIN / LARGE PRIVATE REAR GARDEN >>> We are pleased to offer for sale by auction, this two double bedroom ground floor flat in the sought after location of Herberton Road, Southbourne. The property comprises; Two double bedrooms, lounge/diner, kitchen, bathroom and conservatory. Further benefits include a large rear garden, potential for off-road parking, UPVC double glazing and electric heating. Please note that the property does require complete refurbishment throughout.



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Council Tax Band: B



Lounge

(4.70m x 3.65m)

Kitchen

(3.65m x 2.55m)

Bedroom One

(4.70m x 3.65m)

Bedroom Two

(3.70m x 3.65m)

Bathroom

(2.15m x 1.60m)

Tenure

Leasehold. Maintenance as and when. Ground rent is £25 per annum.

INFORMATION FROM THE AUCTION HOUSE:

Please note that all marketing including property description and imagery has been provided by the introducing agent. The Auction Company strongly recommends interested parties arrange an in-person viewing (strictly by appointment only) to fully appreciate all the property has to offer and to satisfy your own requirements.

Method of Auction:

- This is a Timed Online' auction, meaning bidding takes place online.
- Visit The Auction Company website find the property details and the bidding method.
- How long the bidding process is open for, is clearly stated as is the closing date and end time.

Registering to bid:

- In order to bid on the property, you are required to register your details.
- You will be required to undertake identity checks as this is the law.
- You will be required to register your payment details. This is to ensure you have funds available to settle the Buyer's Premium and deposit.
- A hold/shadow will be placed on £1,000 for this.
- If you place a bid, it is deemed you have read, understood and agree to the Terms and Conditions of The Auction Company in their entirety.
- T&Cs, Buyers Terms and Special Auction Conditions are found on each property details. You must read these before bidding.

Auction type - Traditional Method of Auction (Unconditional):

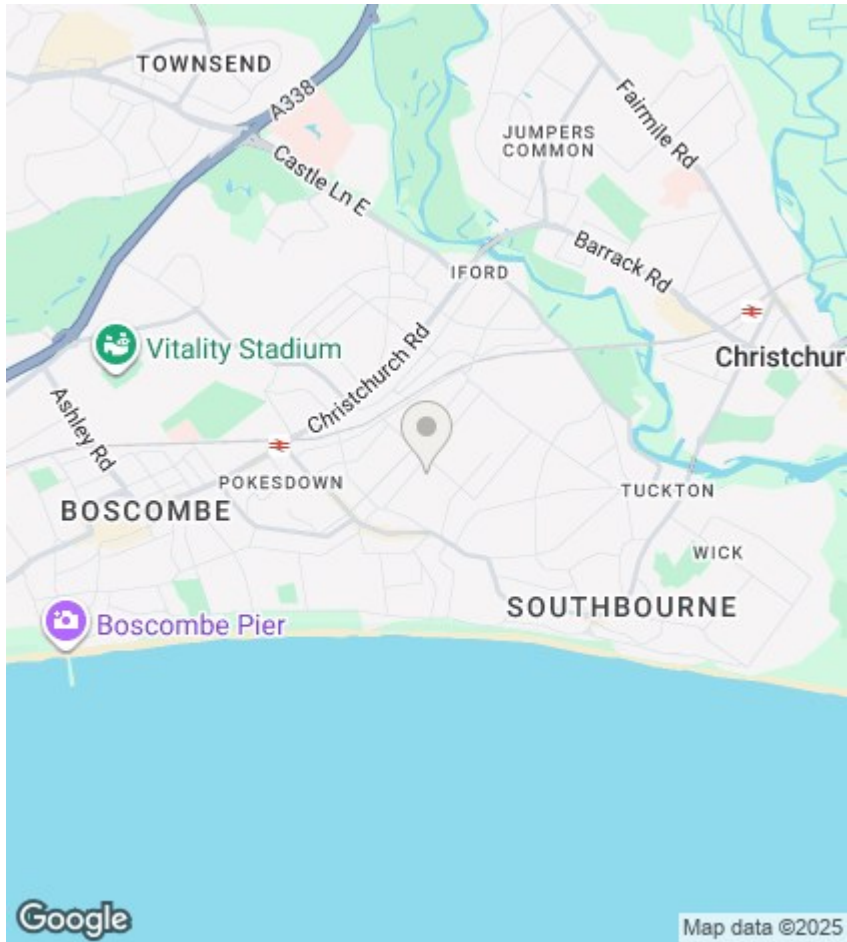
- If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end and complete with 56 days.
 - The held amount of £1,000 will be deducted from your account and forms the Buyer's Premium minimum amount.
 - You will be contacted within 2 hours to settle the deposit amount payable and any remaining Buyers Premium due. Failure to make the payments you will be in breach of our auction terms.
- ** NO CARD PAYMENTS EXCEPTED ** TO PAY ANY REMAINING BALANCES ****
- The Buyer's Premium is set at 2% + VAT (£5,000 + VAT minimum). This is non-refundable and does not constitute towards the cost of the property.
 - The deposit amount is 10% of the sale price and will be collected within 2 hours of the close of auction.

Legal Pack:

- The legal pack is a set of documents that relate to the property and the sale of it.
- It is highly recommended that you download and consider the provided legal pack for the property you are interested in bidding on.
- It is also advisable that you seek legal advice regarding the content of the legal pack, to ensure certainty before bidding.
- To download the legal pack, search for The Auction Company website and find the property of interest. There is a tab for 'legals' where you will find the documents. To download, you must create a free account with The Auction Passport.
- The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

Special Conditions of Sale:

- These conditions are not set by The Auction Company. They are conditions stipulated by the seller and are contractually binding.
- You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order.

The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

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