



The Bentleys

Southend-on-Sea

£245,000 Auction Guide



* Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £245,000

* This charming terraced home presents two double bedrooms, a spacious kitchen/diner and a west-facing garden. Situated in a peaceful Eastwood setting, it also benefits from off-street parking and a garage in a block. Families will appreciate the sought-after school catchments, nearby parks and excellent transport links.

- Terraced Home in a Peaceful Location
- Bright and Spacious Lounge
- Kitchen/Diner with Built-in Storage
- Two Generous Double Bedrooms
- Three Piece Bathroom Suite
- West Facing Rear Garden
- Off-Street Parking in Front of a Garage
- Double Glazing and Gas Central Heating
- Within Catchment for Excellent Schools
- Close to Bus Links, Parks and Amenities



The Bentleys



The home opens with a welcoming lounge that flows into a well-sized kitchen/diner, complete with built-in storage and direct access to the rear garden. Upstairs, the landing leads to two generously sized double bedrooms and a three-piece bathroom. The rear garden is west-facing and offers excellent outdoor space, making it ideal for relaxing and entertaining. To the front, there is off-street parking in front of a garage located in a block. With the added advantages of double glazing and gas central heating, this property provides a well-rounded package for both first-time buyers and families alike.

Positioned on The Bentleys in Eastwood, this home lies within catchment for Heycroft Primary School and the highly sought-after Eastwood Academy (Ofsted: Outstanding), making it a strong choice for families. The location also offers convenient access to the A127 and excellent bus links with routes leading to London Southend Airport, Rayleigh High School, Rayleigh Train Station and Southend's vibrant City Centre. Residents benefit from being close to favoured local amenities and green spaces, all while enjoying a peaceful and quiet neighbourhood setting.

Two Bedroom Terraced House

Lounge

13'6 x 12'9

Kitchen/Diner

12'9 x 11'3

Landing

Bedroom One

12'4 x 8'5

Bedroom Two

12'4 x 11'7

Three Piece Bathroom

6'8 x 4'9

West Facing Garden

Off-Street Parking

Garage

16'6 x 8'4

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent

and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

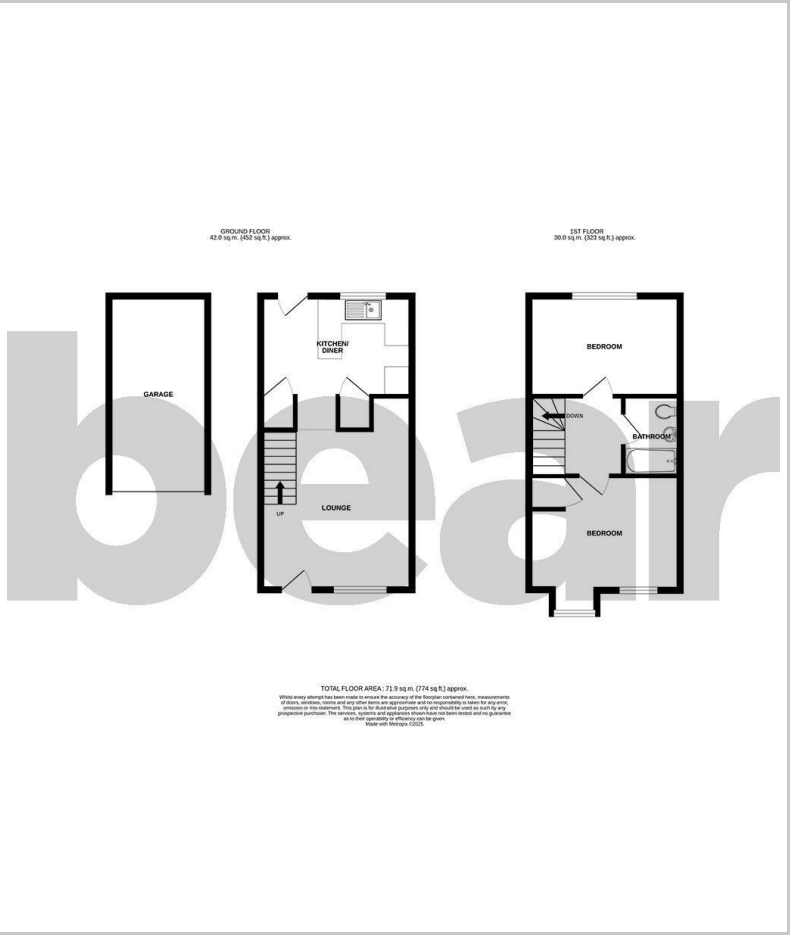
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

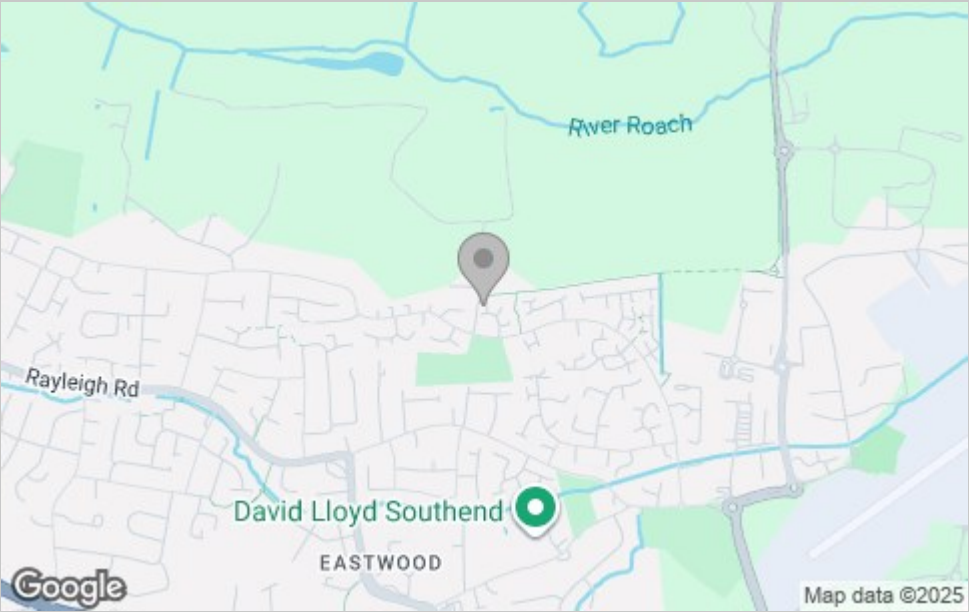
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



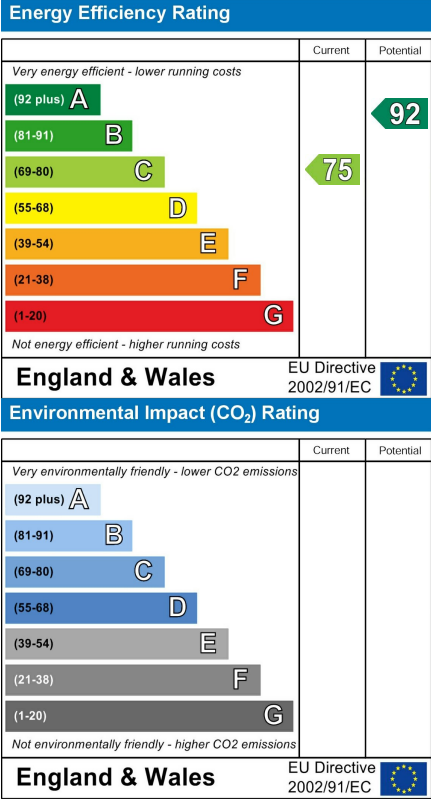
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 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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