



OAKFIELD



Hughenden Road, Hastings TN34 3TE  
Auction Guide £190,000



## Hughenden Road, Hastings TN34 3TE

Older style terraced house in need of Refurbishment!

Located within easy reach of Ore railway station, Alexandra Park and Hastings Town Centre.

The accommodation here spans two storeys with a bay fronted living room which is open to the dining room creating a well proportioned, dual aspect space perfect for family living.

The fitted kitchen sits at the rear of the house with access leading out to the rear garden which enjoys an area of patio and ascending tiers.

The first floor benefits from three bedrooms, separate WC and fitted bathroom.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment





**Living Room**

14'6 x 12'4 (4.42m x 3.76m)

**Dining Room**

11'7 x 9'10 (3.53m x 3.00m)

**Kitchen**

11'7 x 8'8 (3.53m x 2.64m)

**Bedroom 1**

14'7 x 10'4 (4.45m x 3.15m)

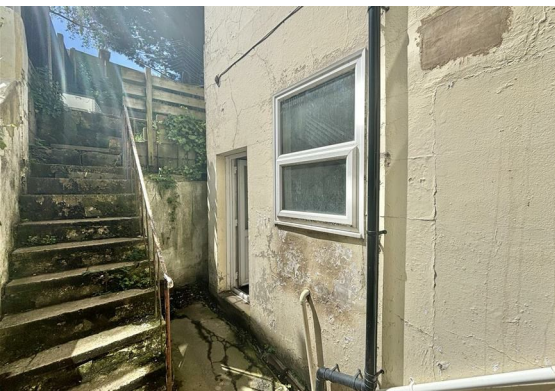
**Bedroom 2**

11'5 x 9'9 (3.48m x 2.97m)

**Bedroom 3**

8'10 x 8'8 (2.69m x 2.64m)

**Council Tax Band - B £1,896 per annum**



## Floor Plan

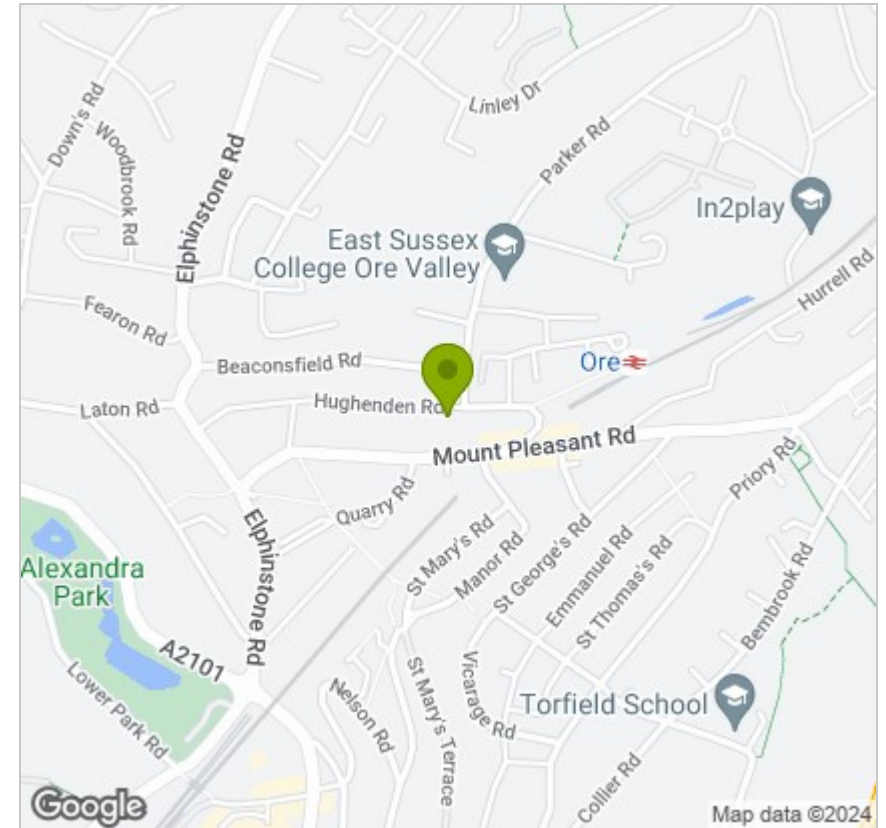


## Viewing

Please contact us on 01424 722122 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

