



BROOK GAMBLE



Flat 28 Grand Court King Edwards Parade, Eastbourne, BN21 4BX

Guide Price £270,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000

A first floor purpose built apartment is situated directly on Eastbourne seafront. The property boasts large living accommodation including a 25'9" lounge/dining room with sea views and a sun balcony. There are three bedrooms with built-in wardrobes and a kitchen which also has a further balcony. Being sold chain free, viewing is considered essential.

Communal front door. Stairs and lift to:

First Floor Landing

Private front door to:

Entrance Hall

Entryphone handset. Cupboard.

Lounge/Dining Room 25'9" x 12'10" (7.85m x 3.91m)



Night storage heater. Two uPVC double glazed windows to front. Door to inner hallway. Door to sun balcony enjoying sea views. Door to:

Inner Hallway

Kitchen 12'11" x 7'10" (3.94m x 2.39m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring ceramic hob with cooker hood above. Eye-level double oven. Space and plumbing for washing machine. Integrated tumble dryer. Wall units. uPVC double glazed windows to rear. Door to rear balcony.

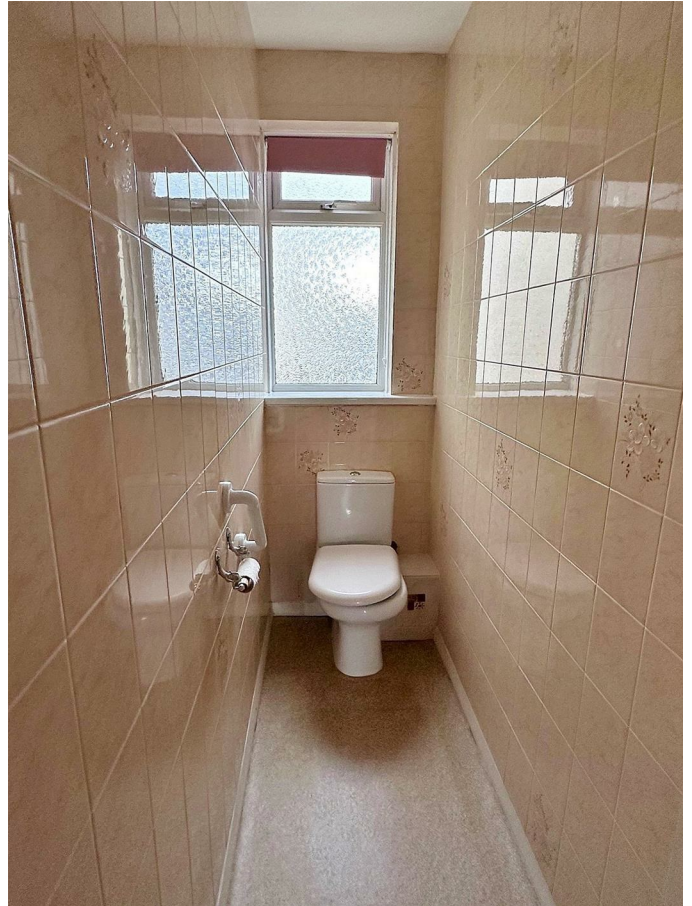
Door, from entrance hall, to:

Bedroom 2 13'4" x 9'11" (4.06m x 3.02m)



(Measurements exclude depth of built-in wardrobe cupboard). Built-in wardrobe cupboard. Pedestal wash basin. uPVC double glazed window to rear. Door to inner hallway.

Cloakroom



Low level WC. Tiled walls. Frosted uPVC double glazed window to rear.

Shower Room



Glazed shower cubicle with wall mounted shower unit. Wash basin with vanity unit below. Heated towel rail. Wall mounted heater. Tiled walls. Frosted uPVC double glazed window to rear.

Bedroom 1 14'3" x 13'0" (4.34m x 3.96m)



(Measurements include depth of built-in bedroom furniture). Range of built-in bedroom furniture comprising twin double wardrobes, over-bed cupboards, bedside cabinets and headboard. Further range of wardrobe cupboards and chest of drawers. Recessed built-in wardrobe cupboard. uPVC double glazed window to front with sea views.

Bedroom 3 11'9" x 7'11" (3.58m x 2.41m)



(Measurements include depth of wardrobe cupboard). Wardrobe cupboard. uPVC double glazed window to rear.

Other Information

The property enjoys the benefit of a lower ground floor storage cupboard (number three).

Council Tax Band E

The Vendor has advised us of the following information:

Lease: 966 years remaining

Ground rent: £1.00 per annum

Maintenance charge: £4,554.62 per annum

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.

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.

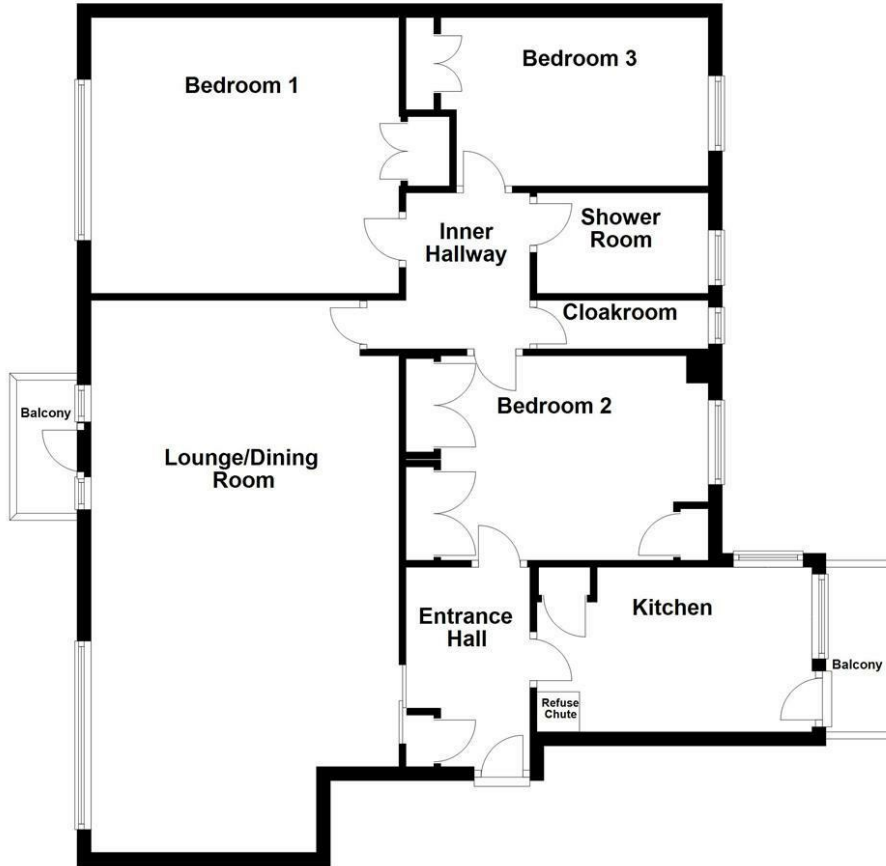
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In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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

First Floor Apartment

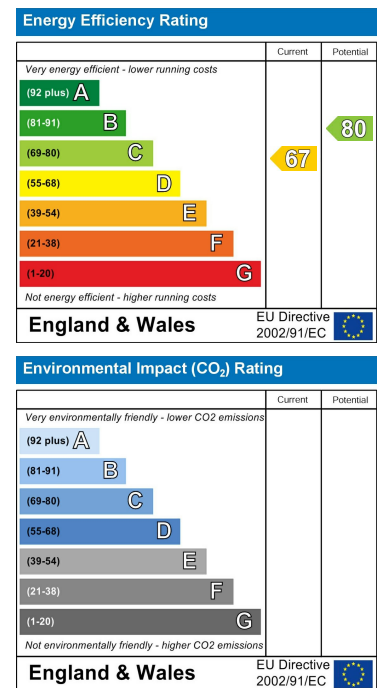


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.