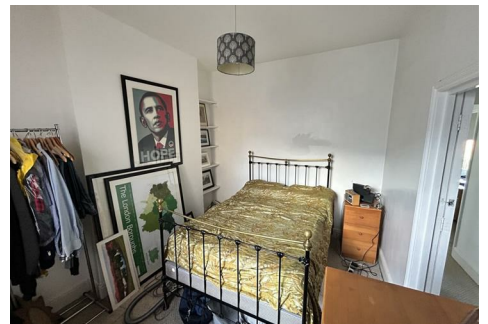




# BROOK GAMBLE



## Flat 2 4, Hampden Terrace Latimer Road, Eastbourne, BN22 7BL

**Price Guide £140,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. STARTING BID £140,000

Located in the charming area of Latimer Road, Eastbourne, this delightful first-floor apartment offers a perfect blend of modern living and classic character. Built in 1910, this converted TWO BEDROOM residence spans an impressive 635 square feet, providing ample space for comfortable living.

The layout flows seamlessly, enhancing the sense of space throughout the apartment. The two well-proportioned bedrooms. The MODERN BATHROOM has been thoughtfully designed, featuring contemporary fixtures and fittings that cater to today's lifestyle. The property benefits from gas central heating, ensuring warmth and comfort during the cooler months. One of the standout features of this apartment is its enviable location, just a stone's throw from the picturesque EASTBOURNE SEAFRONT. Residents can enjoy leisurely strolls along the promenade, with the beach and local amenities within easy reach.

## Other Information

### 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. 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 £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.

### Accommodation comprising

Main front, door security Entry phone, Stairs rising to 1st floor, Main entrance door

### Hallway

Security entry phone handset, two windows to side, radiator.

### Kitchen 10'7 x 10'2 (3.23m x 3.10m)

Fitted in a range of wall and floor base units with a single bowl sink unit, a mixer tap, space for gas cooker, built-in storage cupboard concealing wall mounted gas central heating boiler, complementary works surface, radiator window to rear space and plumbing for washing machine space for further

### Lounge 14'10 x 12'1 (4.52m x 3.68m)

With feature fire surround and tiled hearth fitted shelving units, three radiators, Bay window to front of property with far reaching views towards the south Downs to a westerly aspect.

### Bedroom one 11'11 x 9'8 (3.63m x 2.95m)

Radiator, fitted shelving, window to rear aspect.

### Bedroom two 11'10 x 6'6 (3.61m x 1.98m)

radiator window to front aspect

### Bathroom 7'1 x 5'5 (2.16m x 1.65m)

Fitted in a white suite bath with mixer taps and shower attachment tile splashback, part tile walls, wash handbasin, vanity unit, low level WC extractor fan unit heated towel ladder

### Lease and Maintenance information

Maintenance charge - £540 per annum

ground rent - £100 annum

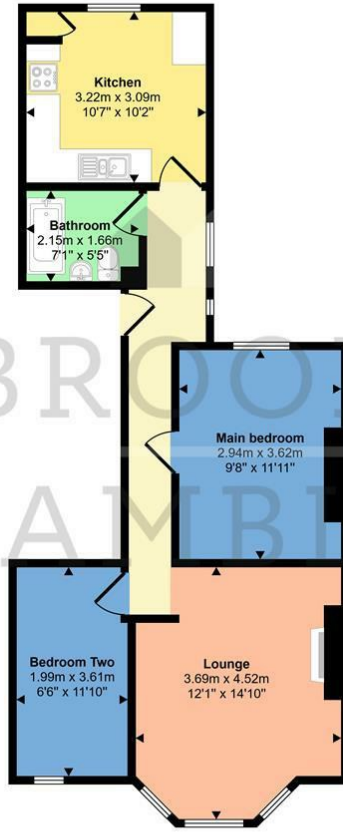
Length of lease - 152 years remaining

Council Tax band A

59 Metres squared

# Floor Plan

Approx Gross Internal Area  
55 sq m / 588 sq ft



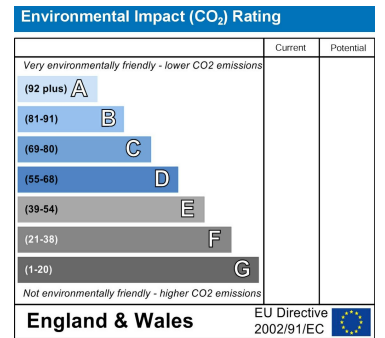
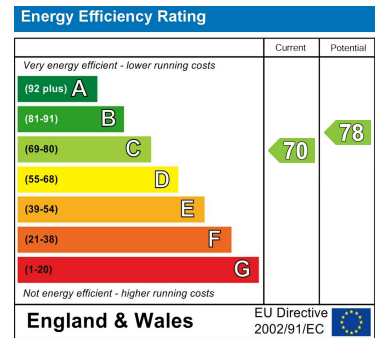
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 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.