



# BROOK GAMBLE



**Flat 6 8 Hurst Road, Eastbourne, BN21 2PL**

**Price Guide £90,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £90,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This first floor studio flat on Old Town/Upperton borders comprises a 16'3 x 12'2 studio room, a kitchenette and bathroom. The property benefits from electric heating and uPVC double glazing as well as having a long lease.

### **Communal Entrance Hall**

Communal front door opening into Communal Entrance Hall. Stairs to first floor. Private front door to Studio Apartment.

### **Studio Room 16'3 x 12'7 (4.95m x 3.84m)**

Electric radiators, double aspect with UPVC double glazed window to side, UPVC double glazed windows to rear, inset ceiling spotlights, picture rail, door to Bathroom, open plan to Kitchenette.

### **Kitchenette 8'6 x 3'6 (2.59m x 1.07m)**

Single drainer sink unit with mixer taps and cupboard below. Further base unit with working surfaces over incorporating four ring ceramic hob with electric oven below and cooker hood above. Space for fridge or freezer. Wall units, part tiling to walls.

### **Bathroom 8'11 x 5'10 (2.72m x 1.78m)**

Panelled bath with mixer taps, wall mounted shower unit, low flush WC, pedestal wash basin, tiled walls, electric radiator, linen cupboard with insulated cylinder, cupboard below with space and plumbing for washing machine. Frosted UPVC double window to rear.

### **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'.

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.

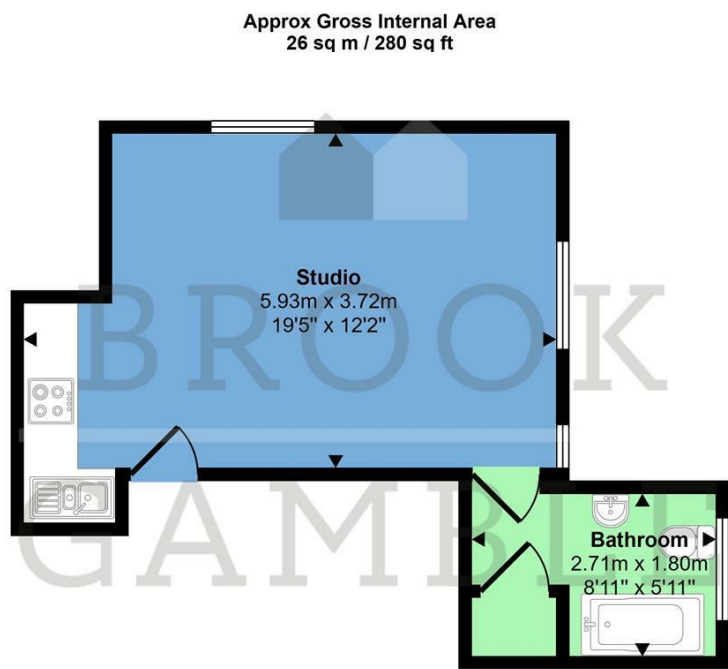
### **Auctioneers Additional Comments**

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.

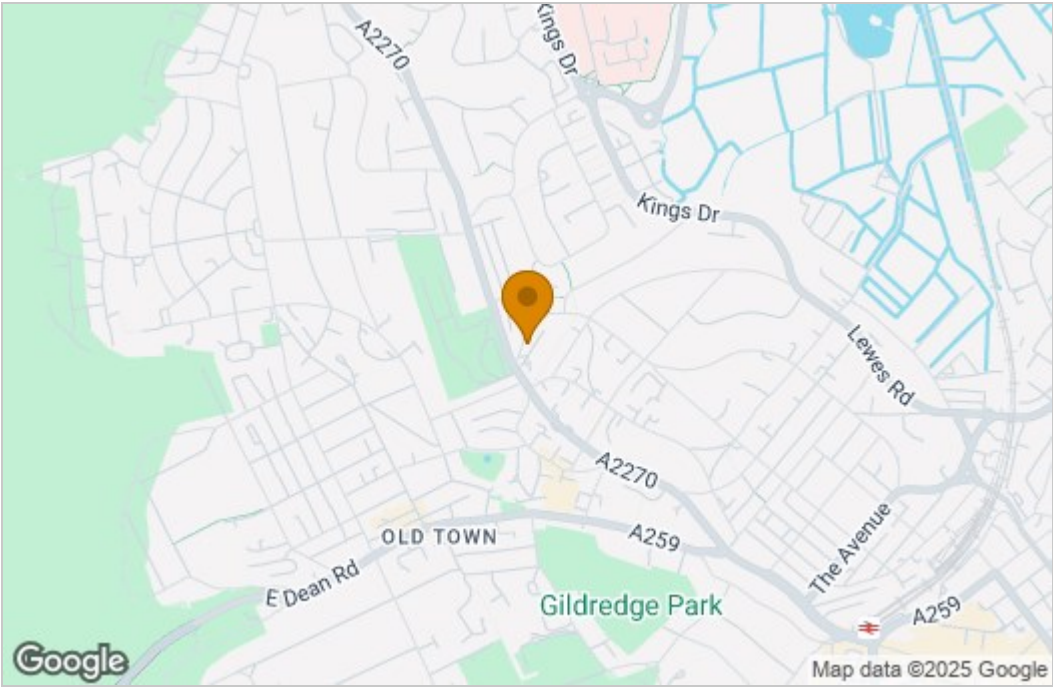
Floor Plan



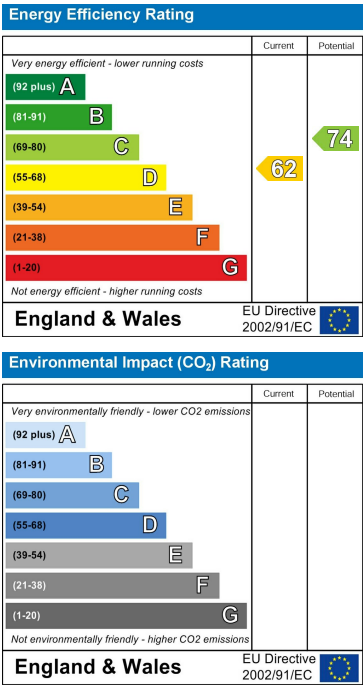
Studio

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 firms employment has the authority to make or give any representation or warranty in respect of the property.