



Martyns Way, Bexhill-On-Sea TN40 2SH



welcome to

Martyns Way, Bexhill-On-Sea

Fox & Sons are delighted to present to the market this three bedroom detached chalet bungalow situated in the highly sought after Pebsham location. The property further benefits from no onward chain, garage, off road parking for multiple vehicles and sea views from the master bedroom.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Porch

Covered front porch.

Entrance Hall

Access to bedroom two and lounge.

Lounge

16' 6" x 10' 8" (5.03m x 3.25m)

Double glazed bay window to the front, further window to the side, fire place and radiator.

Dining Room

10' 8" x 10' 7" (3.25m x 3.23m)

Double glazed window to side, stairs rising to landing, radiator and ample room for dining room furniture.

Kitchen

16' 1" x 10' 3" (4.90m x 3.12m)

Double glazed window to the rear. Fitted kitchen including a range of wall and base units with work surfaces over incorporating sink/drain, space for cooker, plumbing for dishwasher, ceiling fan, radiator and archway to utility room. Double glazed patio doors leading to rear garden.

Utility Room

10' 6" x 5' 8" (3.20m x 1.73m)

Double glazed door to the rear and window to the side, further base units, plumbing for washing machine, stainless steel sink/drain, boiler and loft access with extendable ladder.

Ground Floor Bathroom

Double glazed window to the side, bath with mixer taps and power shower above, wash hand basin, wc and radiator.

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

Double glazed bay window to the front and additional window to the side and radiator.

Bedroom Three

10' 9" x 8' 3" (3.28m x 2.51m)

Double glazed window to the side and radiator.

Large Landing

Double glazed window to the side, electric radiator, stairs rising from hall and ample storage cupboards. Currently used as an office space.

Bedroom One

14' 8" x 11' 8" (4.47m x 3.56m)

Double glazed window to the side with sea views and radiator.

En Suite

Shower cubicle, wc, wash hand basin, radiator and extractor fan.

Rear Garden

Patio area adjoining the property with further area being laid to lawn, garden shed, mature trees and shrubs and side access.

Parking

Block paved driveway for multiple vehicles.

Garage

Door to side and up and over door.



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Martyns Way, Bexhill-On-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED CHALET BUNGALOW
- DECEPTIVELY SPACIOUS THROUGHOUT
- CHAIN FREE
- THREE BEDROOMS
- BATHROOM AND SHOWER ROOM

Tenure: Freehold EPC Rating: E

guide price

£375,000



Total floor area 125.5 sq.m. (1,351 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Please note the marker reflects the postcode not the actual property



Property Ref:
BOS111293 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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