



**Lullington House Upperton Road, Eastbourne BN21 1LJ**

**welcome to**

**Lullington House Upperton Road, Eastbourne**

**\*\*\* CASH BUYERS ONLY - 48 YEAR REMAINING LEASE TERM\*\*\***

An extremely spacious three bedroom purpose built apartment with SINGLE LOCK UP GARAGE located within easy access of the town centre and train station in the favoured Upperton area. Offered to the market CHAIN FREE.



## 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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.

## Communal Entrance

Security entry phone system. Stairs and passenger lift to all floors. Private entrance door to;

## Entrance Hall

Entry phone system. Storage cupboards.

## Living Room

16' 4" x 12' 10" ( 4.98m x 3.91m )

Double glazed windows to the front. Door leading to balcony. Electric fireplace. Television point.

## Balcony

Paved balcony with front facing panoramic views. Glass balustrade.

## Kitchen

9' 1" x 7' 1" ( 2.77m x 2.16m )

Range of wall and base units incorporating a one bowl stainless steel sink and drainer unit, space for freestanding electric cooker, space for washing machine and under counter fridge/freezer. Tiled splashback. Window to the side aspect.

## Bedroom 1

15' 10" Max x 11' 2" Max ( 4.83m Max x 3.40m Max )

Double glazed window to the front. Built in wardrobes. Electric storage heating.

## Bedroom 2

12' 10" x 11' 11" ( 3.91m x 3.63m )

Double glazed window to the rear aspect. Electric storage heating.

## Bedroom 3

9' 1" x 7' 9" ( 2.77m x 2.36m )

Double glazed window to the side. Electric storage heating.

## Shower Room

Tiled suite comprising double walk in shower cubicle, low level w.c, wash hand basin, heated towel rail, frosted double glazed window.

## Separate W.C

Comprising low level W.C. Wash hand basin. Double glazed window.

## Garage

Single lock up garage located to the rear of the building.



**view this property online** [fox-and-sons.co.uk/Property/EBN118412](http://fox-and-sons.co.uk/Property/EBN118412)



welcome to

## Lullington House Upperton Road, Eastbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\*\*CASH BUYERS ONLY - 48 YEAR REMAINING LEASE\*\*\*
- Purpose built apartment

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £130,000



view this property online [fox-and-sons.co.uk/Property/EBN118412](https://fox-and-sons.co.uk/Property/EBN118412)



Property Ref:  
EBN118412 - 0003

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property

fox & sons



**01323 410911**



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



**fox-and-sons.co.uk**