



Garden Flat Spencer Road, Eastbourne BN21 4PB

welcome to

Garden Flat Spencer Road, Eastbourne

Cash buyers only - lease 90 years from 1st November from 1977 - Fox & Sons are delighted to present to market this rarely available, two bedroom garden flat occupying the entirety of the lower ground floor of this attractive Victorian residence on the desirable West Side of the Town Centre.



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.

Private Entrance

Steps leading down to private entrance door to the side aspect leading to;

Entrance Lobby

Double glazed window to the side aspect. Large built in wall storage cupboard.

Entrance Hall

Radiator. Built in coat closet

Lounge

14' 7" into bay x 10' 11" max (4.45m into bay x 3.33m max)
Bay window to the front aspect. Sliding doors with access to front garden. Television point. Fireplace. Radiator.

Dining Room

11' x 6' 6" (3.35m x 1.98m)
Window to the side aspect. Radiator.

Kitchen

21' 3" max x 10' 11" max (6.48m max x 3.33m max)
Range of wall and base units incorporating a one bowl stainless steel sink and drainer unit, electric hob with oven below, space and plumbing for washing machine, dishwasher and fridge/freezer, cupboard, window to the rear, door to the rear leading to private outside space. Large linen cupboard. Walk in larder / storage area with window to side aspect. Radiator. New gas central heating boiler fitted in 2021. New electrical consumer unit and surge protector EICR -2021.

Bedroom 1

14' 4" into bay x 11' 9" max (4.37m into bay x 3.58m max)
Feature beamed ceiling. Bay window to the front. Radiator. Television point.

Bedroom 2

14' 7" max x 5' 10" into bay (4.45m max x 1.78m into bay)
Feature beamed ceiling. Bay window to the rear. Radiator.

Bathroom

Partly tiled suite comprising bath with mixer taps with shower attachment, low level w.c, wash hand basin with vanity unit, window to the rear aspect. Radiator.

Outside

Beautiful shared communal area. Two private garden bedding areas spanning the front of the house. One private garden bedding area at the back of the house. Private path with garden bedding down the left side of the property. Two private outbuildings for storage.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Cash Buyers Only - lease 90 years from 1st November from 1977
- Two double bedroom garden flat

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 90 years from 01 Nov 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118699 - 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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