



**Enys Road, Eastbourne BN21 2DG**



**welcome to**

**Enys Road, Eastbourne**

An immaculately presented one bedroom apartment enviably located in the popular Upperton area within a short walking distance of Eastbourne train station and town centre. Offered to the market CHAIN FREE, the apartment is considered perfect for first time buyers and investors.



**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. Staircase to second floor landing. Private front door to;

**Entrance Hallway**

Radiator. Airing/Storage cupboard. Carpet.

**Lounge/ Dining Room**

14' 6" max x 13' 9" max ( 4.42m max x 4.19m max )  
Double glazed window to front aspect. Radiator.

**Kitchen**

10' 11" x 8' 10" ( 3.33m x 2.69m )  
Range of wall and base units incorporating a single sink and drainer unit. Inset four ring electric hob and electric oven under, back plate and wall mounted extractor cooker hood. Wall mounted units. Integrated fridge, freezer and washing machine. Space for tumble dryer or dishwasher. Wall mounted gas boiler. Radiator. Wood laminate flooring. Double glazed window to front aspect.



**view this property online** [fox-and-sons.co.uk/Property/EBN118691](http://fox-and-sons.co.uk/Property/EBN118691)

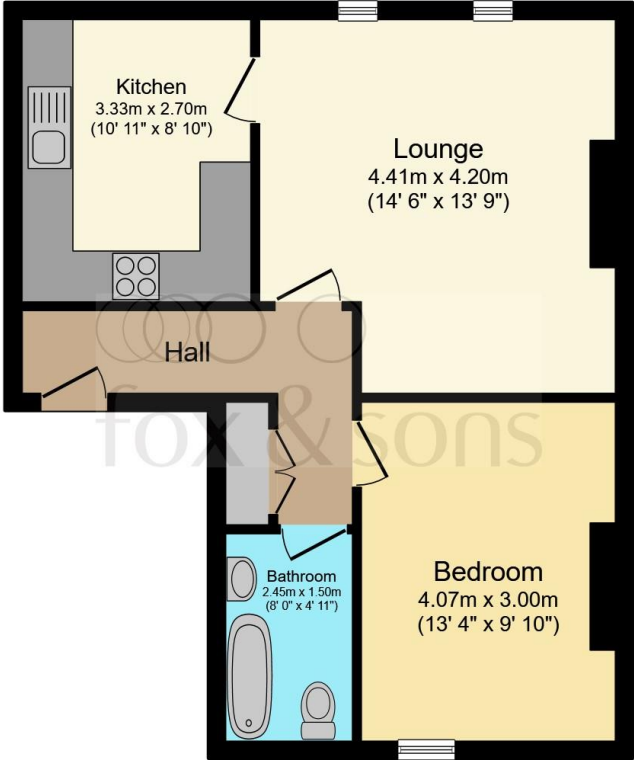


**Bedroom**

13' 4" x 9' 10" ( 4.06m x 3.00m )  
Double glazed window to rear aspect. Radiator.

**Bathroom**

Suite comprising paneled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled floor. Part tiled walls. Double glazed window to rear aspect.



Total floor area 49.7 m<sup>2</sup> (535 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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## Enys Road, Eastbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Second floor

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000**



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Property Ref:  
EBN118691 - 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.

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Please note the marker reflects the  
postcode not the actual property

  
fox & sons



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