



Stanhope Court Silverdale Road, Eastbourne BN20 7AZ



welcome to

Stanhope Court Silverdale Road, Eastbourne

Two bedroom period conversion situated in one of Eastbourne's most desired areas close to local shops & train station. Benefiting from spacious lounge, two double bedrooms, en - suite, communal gardens and more. Being sold with a share of the freehold. Perfect for first time buyers!



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 Hall

Stairs leading to all floors.

Entrance Hall

Entry phone system. Cupboard. Radiator.

Lounge

17' 11" into recess x 17' 8" (5.46m into recess x 5.38m)
Window to the side aspect. Fire place.

Kitchen

9' 3" x 12' 1" (2.82m x 3.68m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.

Space and plumbing for washing machine and dish washer. Space for fridge / freezer. Double electric oven and gas hob. Boiler. Window to the side aspect.

Bedroom 1

17' 10" into recess x 10' 1" max (5.44m into recess x 3.07m max)
Window to the side aspect. Radiator.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan.

Bedroom 2

13' 7" x 12' into recess (4.14m x 3.66m into recess)
Window to the side aspect. Fitted wardrobe. Built in wardrobe. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Window to the side aspect.



Total floor area 86.4 m² (930 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS TWO BEDROOM FIRST FLOOR FLAT
- COMMUNAL FRONT GARDEN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN119412 - 0002

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