



**Sydney Road, Eastbourne BN22 8BQ**

**welcome to**

**Sydney Road, Eastbourne**

A well-presented two double bedroom mid terrace house within a popular location close to many local amenities. Comprising of; living room, modern kitchen, two double bedrooms, family bathroom and rear garden. Call today to arrange a viewing.



## 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.

## Entrance Hall

Door to the front aspect. Radiator.

## Lounge

12' 10" into recess x 12' 2" max ( 3.91m into recess x 3.71m max )  
Double glazed patio doors to the rear aspect. Gas fire place. Stairs leading to first floor landing.  
Radiator.

## Kitchen

9' 10" into recess x 9' 10" ( 3.00m into recess x 3.00m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Boiler. Radiator. Window to the front aspect.

## First Floor Landing

Stairs leading from ground floor to first floor landing.  
Loft access.

## Bedroom 1

12' 11" into recess x 9' 11" plus recess ( 3.94m into recess x 3.02m plus recess )  
Double glazed window to the front aspect.  
Cupboard. Radiator.

## Bedroom 2

10' 7" into recess x 7' 7" into recess ( 3.23m into recess x 2.31m into recess )  
Double glazed window to the rear aspect. Radiator.

## Bathroom

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

## Rear Garden

Courtyard rear garden.



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## Sydney Road, Eastbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£170,000**



Total floor area 48.4 sq.m. (521 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.focalagent.com](http://www.focalagent.com)



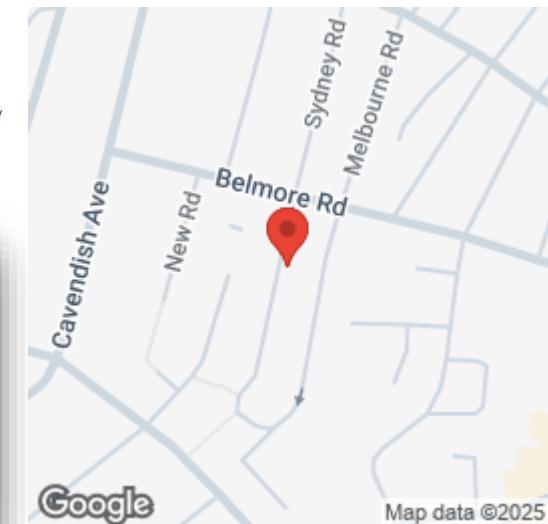
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Property Ref:

EBN120423 - 0002

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Please note the marker reflects the postcode not the actual property



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