



Commercial Road, Eastbourne BN21 3XE

welcome to

Commercial Road, Eastbourne

A split level maisonette located over two floors situated in the town centre location of Eastbourne. The property's first floor comprises of lounge, kitchen, double bedroom and bathroom which then leads to a 22' bedroom on the second floor. Located close to Eastbourne train station and 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 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

Stairs leading from ground floor to first floor landing. Window to the rear aspect.

Lounge

14' x 12' 4" (4.27m x 3.76m)

Window to the front aspect. Fireplace. Radiator.

Bedroom 2

14' 4" x 11' 5" (4.37m x 3.48m)

Window to the rear aspect. Fireplace. Storage cupboard. Radiator.

Kitchen

8' x 7' 6" (2.44m x 2.29m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker. Wall mounted gas boiler. Tiled splash back. Radiator. Window to the front aspect. Space for fridge / freezer.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Partly tiled walls throughout. Radiator. Window.

Second Floor

Stairs leading from first floor landing to second floor.

Bedroom 1

22' 9" x 12' 4" (6.93m x 3.76m)

Window to the front and rear aspect. Cupboard. Radiator.



Total floor area 81.8 m² (881 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



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPLIT LEVEL MAISONETTE
- PRIVATE ENTRANCE

Tenure: Leasehold EPC Rating: D

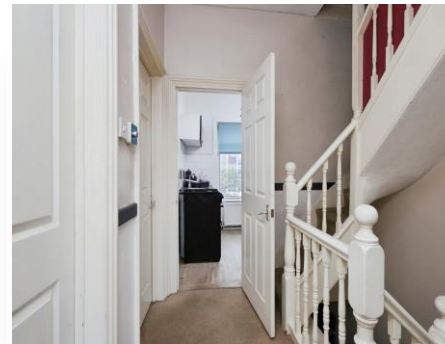
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Nov 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN120492 - 0002

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