



**Wilton Avenue, Eastbourne BN22 9HU**

**welcome to**

**Wilton Avenue, Eastbourne**

A chain free, three bedroom mid terrace house located in Hampden park close to many amenities offering three bedrooms, generous lounge/dining, kitchen, bathroom rear garden and off-road parking. Arrange a viewing today!



## **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.

## **Entrance Porch**

Double glazed door to the front aspect. Double glazed window to the side aspect.

## **Entrance Hall**

Double glazed window and door to the front aspect. Radiator.

## **Lounge**

15' into recess x 15' 7" plus recess ( 4.57m into recess x 4.75m plus recess )  
Double glazed French doors to the rear aspect.  
Double glazed window to the rear aspect. Radiator.  
Under stairs cupboard.

## **Kitchen**

8' 3" x 7' 8" ( 2.51m x 2.34m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.  
Electric oven with gas hob and cooker hood above.  
Space and plumbing for washing machine. Boiler.  
Double glazed window to the front aspect.

## **First Floor Landing**

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

## **Bedroom 1**

12' 7" max x 8' 8" max ( 3.84m max x 2.64m max )  
Double glazed window to the front aspect. Radiator.

## **Bedroom 2**

10' 7" x 7' 9" plus recess ( 3.23m x 2.36m plus recess )  
Double glazed window to the rear aspect. Radiator.

## **Bedroom 3**

6' 11" max x 8' max ( 2.11m max x 2.44m max )  
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.  
Radiator. Double glazed window to the front aspect.

## **Rear Garden**

Decked seating area with adjoining patio area.  
Storage area.

## **Off Street Parking**

Block paved driveway for multiple vehicles.



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## Wilton Avenue, Eastbourne

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

Tenure: Freehold EPC Rating: C

guide price

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN118264 - 0002

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**01323 410911**



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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