



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.



view this property online fox-and-sons.co.uk/Property/EBN118264



welcome to

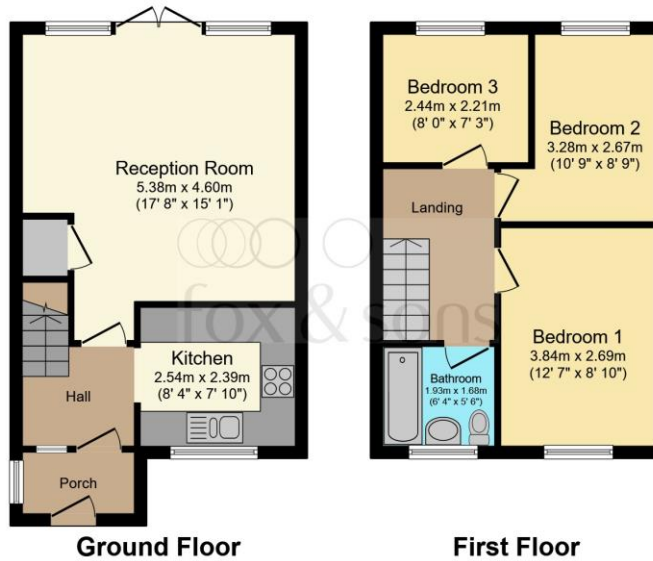
Wilton Avenue, Eastbourne

- 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

£210,000



Total floor area 68.8 sq.m. (741 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.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118264



Property Ref:
EBN118264 - 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.

fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk