



Ruddocks Rest, Station Road, Berwick, Polegate BN26 6SZ

welcome to

Ruddocks Rest, Station Road, Berwick, Polegate

****Chain Free **** Coming to the market is this newly converted two bedroom detached house in the highly sought after village of Berwick .The property is ideally situated near the train station and local pubs with stunning walks as far as the eye can see.



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

Bedroom One

En-Suite

Bedroom Two

Bathroom

First Floor Landing

Open Plan Kitchen/ Living Room

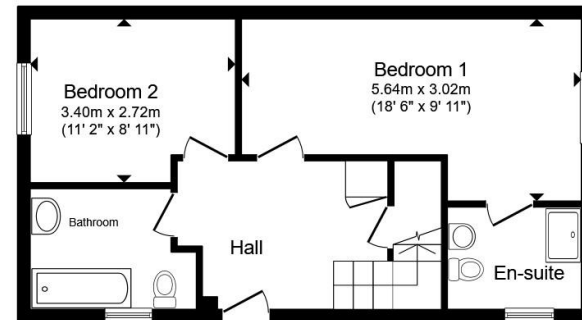
Outside

Rear Garden

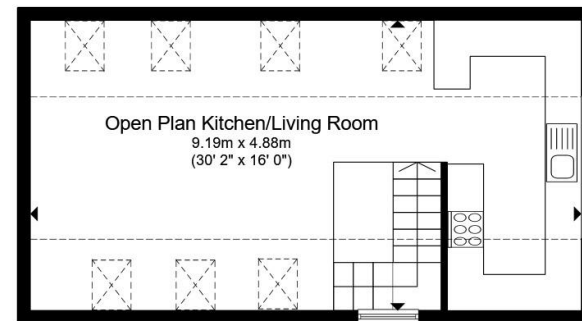
Off Road Parking

Agents Note

Awaiting Southern Water to connect the water to the mains services.



Ground Floor



First Floor

Total floor area 88.1 m² (949 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.propertybox.io

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welcome to

Ruddocks Rest Station Road, Berwick Polegate

- Chain Free
- 10 Year Build Warranty
- Finished To High Specification Throughout
- Highly Sought After Rural Location
- Located Near Train Station

Tenure: Freehold EPC Rating: C

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAI110305 - 0004

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