



Downs Road, Hastings TN34 2DZ



welcome to

Downs Road, Hastings

Welcome to the market this four bedroom, semi-detached Victorian house. The property in brief consists of four double bedrooms, two family bathrooms, separate kitchen, large rear garden, two large cellars, a wealth of character and spans over three floors with views across Hastings and down to sea.



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 Hall

Access via private front door into entrance hall with radiator.

Lounge

14' 7" x 11' 9" (4.45m x 3.58m)

Double glazed window to front aspect and fireplace.

Dining Room

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to rear aspect and radiator.

Kitchen

18' x 8' 1" (5.49m x 2.46m)

Double glazed windows to side and rear aspect, matching wall and base units, radiator, electric oven and hob, sink and drainer unit and door to rear garden.

Bathroom

Paneled bath with shower attachment, wc, sink and double glazed window to side aspect.

First Floor Landing

Staircase rising to first floor landing with doors leading to

Bedroom One

9' x 9' 3" (2.74m x 2.82m)

Double glazed window to rear aspect and radiator.

Bedroom Two

12' 5" x 9' 8" (3.78m x 2.95m)

Double glazed window to rear aspect, radiator and fireplace.

Bedroom Three

15' 4" x 14' 11" (4.67m x 4.55m)

Double glazed window to front aspect, three radiators and fireplace.

Bedroom Four

20' 11" x 12' 8" (6.38m x 3.86m)

Double glazed window to rear aspect, radiator and built in cupboard.

Bathroom

Double glazed window to side aspect, radiator, paneled bath, radiator, wc and sink.

Rear Garden

Decked Garden



Total floor area 149.8 m² (1,612 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.



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Downs Road, Hastings

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

Tenure: Freehold EPC Rating: D

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS121341 - 0003

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