



Mount Pleasant Road, Hastings TN34 3SN

welcome to

Mount Pleasant Road, Hastings

This one bedroom ground floor flat is located in Hastings with easy access to local shops, schooling and transportation links directly to Hastings town centre. The property is accessed via communal entrance with private front door into entrance hall and further doors to lounge, kitchen, bedroom, bathroom and separate wc. Benefits of the property include double glazing and a courtyard style garden to the rear. To book a viewing please call on 01424 722177.



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.

Communal Entrance

Access via communal front door into entrance hall with private front door into

Entrance Hall

Vinyl flooring.

Wc

WC, wash hand basin and vinyl flooring.

Lounge

10' 9" x 15' 1" (3.28m x 4.60m)

Double glazed bay window to front aspect, radiator, gas fire and carpet.

Kitchen

6' 6" x 10' 8" (1.98m x 3.25m)

Matching wall an base units with one bowl sink and drainer unit, freestanding cooker space, freestanding washing machine, partly tiled walls, radiator, double glazed windows to side aspect, door to courtyard and tiled flooring.

Bedroom One

9' x 9' 10" (2.74m x 3.00m)

Double glazed window to rear aspect, radiator, carpet and boiler cupboard.

Bathroom

Panelled bath with shower screen, heated towel rail, wash hand basin, extractor fan and vinyl flooring.



Total floor area 48.7 m² (524 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.localagent.com



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Mount Pleasant Road, Hastings

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground Floor Flat
- Double Bedroom
- Lounge
- Fitted Kitchen
- Bathroom with separate WC
- Courtyard

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS121517 - 0003

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