

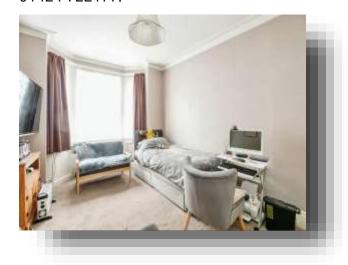




welcome to

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 areas), openings and orientation are approximate. No details are guaranteed, they cannot be refled upon for any purpose and they do not form part of any agreement. No liability is taken for any error, ornission or misstatement. A party must rely upon its own inspection(s). Powered by wave final-part or m.





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- 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

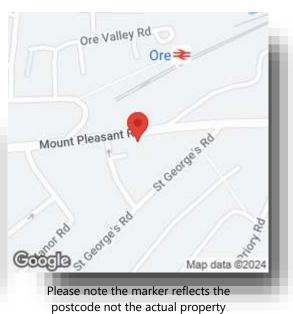
This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

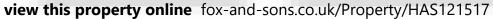
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Property Ref: HAS121517 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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