



View Bank, Hastings TN35 5HB

welcome to

View Bank,Hastings

A generous, recently renovated, three bedroom end- terraced house with GARAGE in a popular CUL-DE-SAC location in the highly sought after CLIVE VALE AREA of Hastings.



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.

Ground Floor

Access via ground floor level with large under stairs storage room with ample storage and stairs rising to first floor.

First Floor Landing

With doors to;

Living Room

14' 1" x 16' 7" (4.29m x 5.05m)

Two wall mounted centrally heated radiators,

laminated flooring, double glazed window to the front aspect and featured fireplace.

Dining Room

9' 1" x 12' 1" (2.77m x 3.68m)

Radiator and double glazed patio doors providing access to the rear garden.

Kitchen

6' 11" x 9' 7" (2.11m x 2.92m)

Serving hatch through to dining room, door to back garden, small range of matching wall and base units incorporating a stainless steel sink and drainer unit, space for washing machine, electric hob with over below, chimney style cooker hood over, window to rear aspect and tiled flooring.

Second Floor Landing

Airing cupboard housing water tank.

Bedroom One

10' 7" x 14' 9" (3.23m x 4.50m)

Window to rear aspect and laminated flooring.

Bedroom Two

10' 7" x 11' 2" (3.23m x 3.40m)

Window to rear aspect, radiator, built in wardrobe and laminated flooring

Bedroom Three

6' 7" x 9' 5" (2.01m x 2.87m)

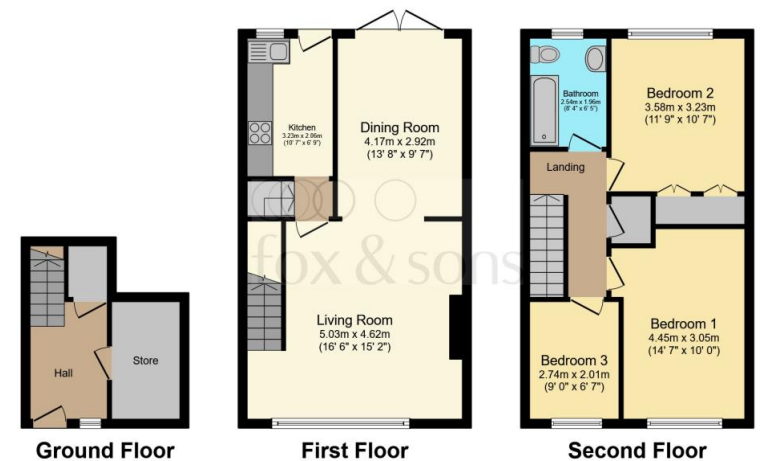
Window to rear aspect and laminated flooring.

Bathroom

Panelled bath with a fitted shower screen, low level wc, vanity unit with inset wash hand basin and double glazed window to the rear aspect.

Outside

To the front of the property, it is laid to lawn with concrete with path leading to the front door. To the rear aspect is the rear garden which is currently tiered with patio and then predominantly lawn. There is also the benefit of a garage en block.



Total floor area 101.4 m² (1,091 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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View Bank, Hastings

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOMS
- END-TERRACED TOWN HOUSE

Tenure: Freehold EPC Rating: D

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS121131 - 0004

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