



Queens Gardens, Eastbourne

Key Features

- ◆ CHAIN FREE, AUCTION
- ◆ Second floor, two-bedroom apartment
- ◆ Views over Eastbourne Pier
- ◆ Minutes walk from town centre
- ◆ Leasehold
- ◆ EPC rating C



£135,000



Northwood are delighted to bring to **AUCTION, CHAIN FREE**, this fantastic two-bedroom, two bathroom, 2nd-floor apartment with views over Eastbourne Pier.

Accommodation comprises living room, fitted kitchen, two bedrooms, bathroom and en suite.

Further benefits include a lift, gas central heating, period features and sea views.

Located on Eastbourne seafront, overlooking the pier and promenade, this amazing apartment in a converted period building is only minutes from the town centre and train station. If you love British seaside towns and yearn to live by the sea then this is the perfect property for you.





Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/551958ef5dec4ac39c286e3cba58a308>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band B: £1879

Lease Details

A new 990 year lease will be issued at the time of sale

Service Charge: £1500.00

Ground Rent: £0

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Exterior and Approach

A beautiful Victorian Terrace directly adjacent to Eastbourne Pier, a communal entrance leads to a lift to all floors

Hall

3.2m x 0.99m (10'6" x 3'2")

Carpeted with radiator, entry phone and doors to all rooms

Living Room

5.8m x 5.74m (19'0" x 18'10")

Large lounge/diner, carpeted with two radiators, feature fireplace and period sash bay window to front aspect affording spectacular views of the pier and sea

Kitchen

2.79m x 1.68m (9'2" x 5'6")

Fitted kitchen, open-plan to lounge with inset spotlights, vinyl flooring, stone-effect laminate worktop over blue cabinets, integrated cooker hood, gas hob, built-under electric oven and space/plumbing for washing machine and fridge-freezer

Bathroom

2.02m x 1.69m (6'7" x 5'6")

Family bathroom, tiled in cream with vinyl flooring, inset spotlights, shaving light/mirror, radiator, extractor fan and white suite comprising basin, WC and bath with shower off taps

Bedroom One

3.63m x 2.77m (11'11" x 9'1")

Double bedroom, carpeted with built-in, mirrored wardrobe, radiator, uPVC double-glazing to rear aspect and en suite shower room

En Suite

1.75m x 0.74m (5'8" x 2'5")

Tiled in cream with vinyl flooring, radiator, extractor fan and white suite comprising basin, WC and shower cubicle

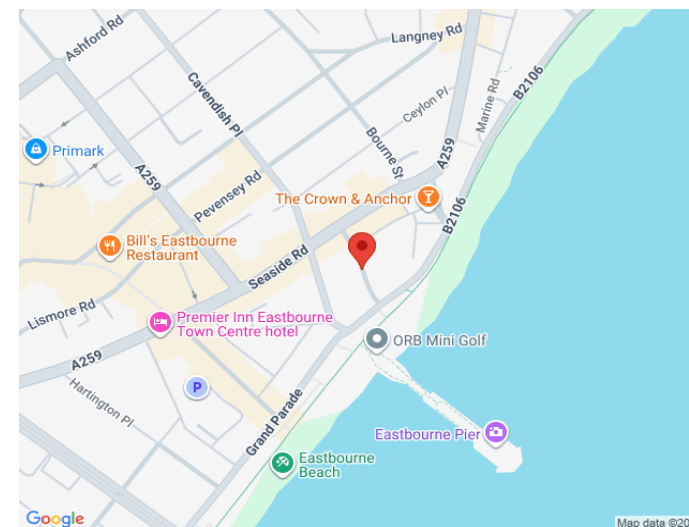
Bedroom Two

2.91m x 2.42m (9'6" x 7'11")

Single bedroom, carpeted with built-in mirrored wardrobe, radiator and uPVC double-glazing to rear aspect



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