



54 Hartfield Road, Forest Row, RH18 5BY

£310,000

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Being sold by Online Auction. A two bedroom mid terrace property ideally located within a short walk of Forest Row village centre. The family home which is being offered with immediate possession includes a loft room which would comfortably suit a home office or playroom. The property briefly comprises; access via the side of the property to a well proportioned light living room, a comfortable dining room leading to the kitchen and family bathroom. Side access to the rear patio and garden. On the first floor there a master bedroom, and a second bedroom with access to the loft room. The property benefits from gas central heating and off street parking.

Mansell McTaggart are advertising this property on behalf of GOTO Auctions. Please read carefully the details below. We have not carried out a survey of the property and buyers are strongly advised to conduct their own due diligence prior to bidding via a licensed conveyancer. Mansell McTaggart have not tested any fixtures, fittings or services and so cannot verify that they are in working order of fit for purpose. Reference to the tenure of the property are based on information supplied by GOTO Online Auctions and Mansell McTaggart accepts no responsibility for incorrect information obtained.





This property is for sale via Modern Method of Auction. This is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the VAT - this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Online Auction team at GOTO Group. Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6,600 of the purchase price including VAT and a Legal Pack fee of £354 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price."

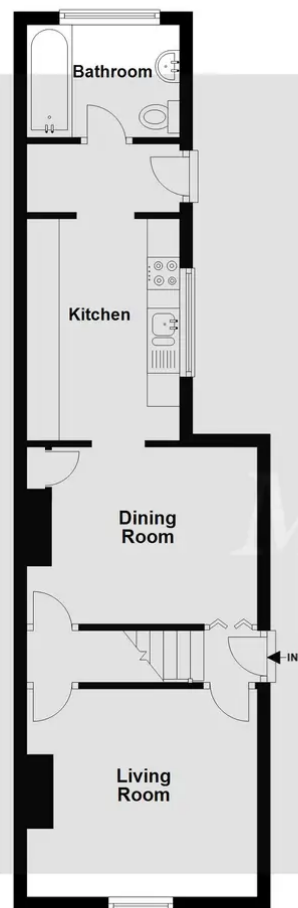
Council Tax band: D

Tenure: Freehold



Ground Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



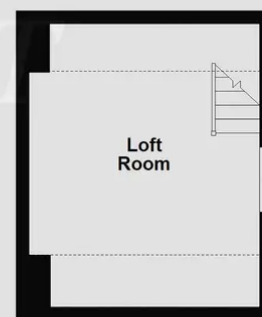
First Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



Second Floor

Approx. 15.6 sq. metres (167.5 sq. feet)



Total area: approx. 80.8 sq. metres (869.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

Mansell McTaggart Forest Row

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