



Redoubt Road, Eastbourne BN22 7DH

welcome to

Redoubt Road, Eastbourne

A bay fronted older style end terraced house IN NEED OF RENOVATION located in the ever sought after Redoubt area directly off Eastbourne's historic seafront. Offered to the market CHAIN FREE, the property benefits from two double bedrooms, lounge, separate dining room and courtyard rear garden.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Entrance Hall

Under stairs cupboards. Door to the front aspect.

Lounge

12' 1" into recess x 13' 8" into bay (3.68m into recess x 4.17m into bay)
Double glazed window to the front aspect. Log burner. Storage heater.

Dining Room

10' 11" x 9' 2" into recess (3.33m x 2.79m into recess)
Double glazed window to the rear aspect. Fire place.
Electric radiator.

Kitchen

11' 4" x 9' 8" (3.45m x 2.95m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.
Electric oven and hob with cooker hood above.
Space and plumbing for washing machine and dish washer. Door to the side aspect. Double glazed window to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.
Loft access.

Bedroom 1

15' 8" into recess x 13' 8" (4.78m into recess x 4.17m)
Double glazed bay window to the front aspect. Fire place.

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.79m)
Double glazed window to the rear aspect. Fire place.
Electric radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Wash hand basin. Heated towel rail. Fire place. Double glazed window to the rear aspect.

Cloakroom

Double glazed window to the side aspect. Low level W.C.

Rear Garden

Sun trap court yard rear garden with outbuildings.
Rear access.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- BAY FRONTED END TERRACE HOUSE
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£180,000



Total floor area 90.9 m² (979 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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN120482 - 0003

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