TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Auction Guide: £150,000

12 Fiador Court, 6 Midway Quay, Eastbourne, BN23 5DG

AUCTION GUIDE: £150,000
A spacious and well proportioned 2 bedroom 1st floor apartment situated on the popular Sovereign Harbour North development. Being offered CHAIN FREE the flat benefits from 2 double bedrooms, one with an en-suite shower room/WC & fitted wardrobe, refitted kitchen with integrated appliances and a further bathroom. The wonderful lounge/dining room opens onto the balcony with partial sea views. Further benefits include video security entryphone system, double glazing and electric heating. The harbours bars and restaurants are within easy walking distance and an internal inspection comes highly recommended.

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Main Features

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- First Floor 2 Bedroom Spacious Harbour Apartment With Allocated Parking Space
- Lounge Leading To Sun Balcony With Partial Sea Views
- Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room/WC & Modern Bathroom/WC
- Double Glazing & Electric Heating
- For Sale By Modern Auction – T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction

Entrance
Communal entrance with Bluetooth entry phone system. Stairs and lift to 1st floor private entrance door to -

Hallway
Electric heater. Inset spotlights. Built-in cupboard,

Lounge
16'9 x 11'0 (5.11m x 3.35m)
Electric heater. Inset spotlights. Television point. Door to sun balcony with partial sea views.

Fitted Kitchen
9'10 x 6'5 (3.00m x 1.96m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven, splash back and stainless steel extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Inset spotlights.

Bedroom 1
16'8 x 9'8 (5.08m x 2.95m)
Electric heater. Fitted wardrobe. Television point. Double glazed window. Door to –

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC with concealed and wash hand basin with mixer tap. Tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

Bedroom 2
12'11 x 8'4 (3.94m x 2.54m)
Electric heater. Double glazed window.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and hand held shower attachment. Low level WC with concealed cistern and wash hand basin with chrome mixer tap. Chrome heated towel rail. Extractor fan. Inset spotlights.

Parking
The flat has a secure allocated parking space.

EPC = C

Council Tax Band= D

Auctioneer Comments:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer
Information Pack fee, please contact the iamsold team.

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 inc. VAT. This Fee is paid to reserve the property to the buyer during the reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £25 per annum
Maintenance: £1532 paid half yearly
Lease: 125 years from 2004. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.