



# TOWN FLATS



01323 416600

Leasehold

**Auction Guide:**  
**£99,950**



2 Bedroom



1 Reception



1 Bathroom



## Flat 3, 57 Enys Road, Eastbourne, BN21 2DN

\*\*\*CASH BUYERS ONLY\*\*\*

Refurbished two bedroom split level top floor flat offers bright and well presented accommodation, finished with modern updates throughout. The property benefits from new double glazed windows and front door, new carpets, a newly fitted kitchen and a contemporary shower room, creating a comfortable and move in ready home. Gas central heating is also installed, adding to the property's practicality and appeal. Situated in the sought after Upperton area, known for its attractive tree-lined roads and nearby green spaces including Gildredge Park, the flat is also conveniently located close to the train station. Offered CHAIN FREE, the property has maintenance arranged on an as-and-when basis. Please note, due to the short unexpired lease term, the property is available to CASH BUYERS ONLY.



[www.town-property.com](http://www.town-property.com)



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## Main Features

- Well Presented Split Level  
Upperton Apartment

- 2 Bedrooms

- First & Second Floor

- Lounge

- Fitted Kitchen & Separate  
Utility Cupboard

- Modern Shower Room/WC

- For Sale By Modern Auction –  
T & C's Apply

- Subject To Reserve Price

- Buyers Fees Apply

- The Modern Method Of  
Auction

### Entrance

Stairs to first floor private entrance door to -

### Hallway

Radiator. Cupboard.

### Fitted Kitchen

8'3 x 5'5 (2.51m x 1.65m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated dishwasher. Double glazed window to side aspect.

### Split Level Stairs From 1st To 2nd Floor Landing:

Radiator.

### Lounge

15'0 x 12'9 (4.57m x 3.89m )

Radiator. Double glazed window to rear aspect.

### Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin and cupboard under. Chrome heated towel rail. Frosted double glazed window to side aspect.

### Stairs To -

### Bedroom 1

14'0 x 13'8 (4.27m x 4.17m )

Radiator. Under eaves storage. Double glazed window to rear aspect.

### Utility Cupboard

6'5 x 5'5 (1.96m x 1.65m )

Plumbing & space for washing machine & tumble dryer. Boiler.

### Stairs To -

### Bedroom 2

12'0 x 8'1 (3.66m x 2.46m )

Radiator. Double glazed window to side aspect.

EPC = E

Council Tax Band = A

### AUCTIONEERS 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: Peppercorn**

**Maintenance: As & when required**

**Lease: 58 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

**www.town-property.com | E. info@townflats.com | T. 01323 416600**

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.