Freehold

21 Hartfield Road, Eastbourne, BN21 2AR

Auction Guide: £475,000








6/7 Bedroom 2/3 Reception 4 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

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Located in Upperton just a short walk from the town centre shops and mainline railway station, this substantial period home is arranged with six/seven bedrooms and two receptions with a garage and driveway also included. There is a fitted kitchen/ breakfast room in addition to four shower rooms and walled gardens arranged to the rear. Schools serving all age groups can be found nearby and the pictureseque seafront is also within walking distance. Being sold CHAIN FREE.

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Main Features

- 6/7 Bedroom Semi Detached House
- 2 Reception Rooms
- Open Plan Kitchen/Breakfast Room & Utility Area
- 4 Shower Rooms
- Private Rear Garden
- Garage & Driveway
- For Sale By Modern Auction – T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction

Entrance
Covered entrance having original period front door to-

Entrance Hallway
Tiled floor. Two radiators. Understairs basement. Stairs down to cellar.

Lounge
16'2 x 13'2 (4.93m x 4.01m)
Feature fireplace. Ceiling cornicing. Radiator. Double glazed bay window to front

Dining Room
15'7 x 13'3 (4.75m x 4.04m)
Feature fireplace. Radiator. Double glazed bay window and doors to rear.

Reception Room 3/Bedroom
14'1 x 8'0 (4.29m x 2.44m)
Two radiators. Two double glazed windows to front aspect and one to side.

Kitchen/Breakfast Room
13'9 x 10'11 / 14'6 x 7'9 (4.19m x 3.33m / 4.42m x 2.36m)
Range of wall and base units, surrounding worktop with inset stainless steel double sink unit and mixer tap with part tiled walls. Inset four ring gas hob. Built in 'eye level' oven. Space for fridge freezer. Space and plumbing for appliances. Three radiators. Two double glazed windows to rear aspect and one to side aspect. Door to-

Shower Room
Shower cubicle and wall mounted wash hand basin.

Inner Hallway
Door to utility area. Double glazed door to garden.

Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Double glazed window.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
12'2 x 9'8 (3.71m x 2.95m)
Radiator. Two double glazed windows to front aspect. Door to-

En-Suite Shower Room/WC
Double shower cubicle. Wash hand basin. Low level WC. Heated towel rail.

Bedroom 2
13'7 x 10'11 (4.14m x 3.33m)
Two radiators. Double glazed windows to front and side aspect.

Bedroom 3
13'0 x 12'1 (3.96m x 3.68m)
Two radiators. Fireplace. Built in cupboard. Two double glazed windows to rear aspect.

Bedroom 4
11'1 x 10'0 (3.38m x 3.05m)
Radiator. Double glazed window to side aspect.

Bedroom 5
8'4 x 8'2 (2.54m x 2.49m)
Radiator. Double glazed window to rear.

Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Airing cupboard. Radiator. Double glazed window to rear.

Separate WC
Low level WC. Wash hand basin. Double glazed window to side.

Bedroom 6/Study
8'11 x 5'10 (2.72m x 1.78m)
Radiator. Double glazed window to front.

Outside
There is a walled rear garden with an area of patio and some trees. To the front of the house is a driveway which provides off street parking which leads to the -

Integral Garage
14'1 x 11'8 (4.29m x 3.56m)
Up and over door. Power and light.

Council Tax Band = E

EPC = D

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.

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.