



TOWN FLATS



01323 416600

Leasehold

Auction Guide:
£120,000



2 Bedroom



1 Reception



1 Bathroom



56 Fountains Close, Eastbourne, BN22 0XE

A spacious two double bedroom first floor purpose built flat with **EXTENDED LEASE** offering an outstanding opportunity for first time buyers, investors or those looking to create a home tailored to their own tastes. Offered to the market chain free and well proportioned accommodation throughout. While the apartment would benefit from updating, it presents a fantastic blank canvas with excellent potential to add value and modernise to individual requirements. Further benefits include double glazing throughout and a gas central heating system with a recently serviced boiler. Conveniently situated in Hampden Park, the property enjoys easy access to a wide range of local amenities, including shops, supermarkets, recreational facilities and the mainline railway station. Hampden Park itself is nearby, providing attractive green open space, while excellent transport links make commuting and day to day travel straightforward. Combining generous room sizes, a sought after location and significant scope for improvement, this represents an exciting opportunity in a popular residential area.



www.town-property.com



info@townflats.com

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Main Features

- Chain Free Two Double Bedroom First Floor Apartment
- Spacious And Well Proportioned Accommodation
- Purpose Built Development In Popular Hampden Park
- Excellent First-Time Buy Or Investment Opportunity
- Extended Lease Of Approximately 184 Years
- Requiring Modernisation And Offering Superb Potential
- 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 security entry phone system. Stairs to first floor. Double glazed front door to-

Hallway

'L' Shaped hallway. Radiator. Three cupboards.

Cloakroom

Low level WC. Frosted double glazed window.

Bathroom

Panelled bath. Wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Kitchen

12'8 x 9'5 (3.86m x 2.87m)

Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Gas hob with electric oven under and extractor over. Washing machine. Radiator. Double glazed window to front aspect.

Lounge

15'11 x 12'2 (4.85m x 3.71m)

Radiator. Double glazed window to rear aspect.

Bedroom 1

12'2 x 8'10 (3.71m x 2.69m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

12'1 x 8'2 (3.68m x 2.49m)

Radiator. Double glazed window to rear aspect.

Parking

There are residents parking facilities.

COUNCIL TAX BAND = A

EPC = B

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: £10 per annum.

Maintenance: AWAITING CONFIRMATION

Lease: 184 years remaining. 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.