



BROOK GAMBLE



18 St Saviour House, 2 Darley Road, Eastbourne, BN20 7GA

£340,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £340,000 : Forming part of the EXCLUSIVE BERKELEY HOMES BUILT ALL SAINTS DEVELOPMENT, this WONDERFULLY PRESENTED TWO BEDROOM third (top) floor apartment offers GENEROUS ACCOMMODATION, including a STUNNING 24'1" x 16' DOUBLE ASPECT OPEN PLAN LOUNGE/DINING ROOM with kitchen area. The kitchen enjoys composite stone worktops and a range of INTEGRATED AEG APPLIANCES. Having been the former show apartment, the property also boasts an EN SUITE TO THE MASTER BEDROOM. Both the en suite shower room and bathroom are fitted with Villeroy & Boch suites. There is a SUN BALCONY BOASTING DELIGHTFUL PANORAMIC VIEWS TO THE SOUTH DOWNS and an ALLOCATED UNDERGROUND SECURE PARKING SPACE. With its WONDERFUL PARK-LIKE GROUNDS, the All Saints Development is located CLOSE TO EASTBOURNE SEAFRONT in the MUCH SOUGHT AFTER MEADS AREA of Eastbourne. Being sold CHAIN FREE, viewing is considered essential. Sole Agents.

Auction Information

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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Communal front door, with entryphone system, to:

Communal Entrance Hall

Stairs and lift to:

Top Floor Landing

Private front door to:

Entrance Hall

Entryphone handset. Linen cupboard with space and plumbing for washing machine, tiled floor and housing wall mounted gas boiler. Digital thermostat. Hatch to loft space. Inset ceiling spotlights.

Open Plan Lounge/Dining Room/Kitchen 24'1" x 16'0" (7.34m x 4.88m)

Double aspect. Inset ceiling spotlights. uPVC double glazed window to side. uPVC double doors to covered decked sun balcony, enjoying wonderful views to the South Downs.

Kitchen Area

Stainless steel sink unit with mixer tap, inset into work surface. Inset AEG ceramic hob with cooker hood above. Integrated dishwasher. Integrated fridge freezer. AEG oven and microwave. Wall units. Under cupboard lighting. Tiled floor area.

Bedroom 1 14'1" x 11'2" (4.29m x 3.40m)

(Measurements include depth of built-in wardrobe cupboards). Built-in wardrobe cupboards. Under floor heating controller. Inset ceiling spotlights. uPVC double glazed window to front. Door to:

En Suite Shower Room

Tiled shower cubicle with wall mounted shower unit and glazed screen. Low level WC. Wash basin. Mirror fronted vanity cupboard. Heated towel rail. Extractor fan. Inset ceiling spotlights. Tiled floor.

Bedroom 2 12'4" x 8'8" (3.76m x 2.64m)

Inset ceiling spotlights. uPVC double glazed window to Darley Road aspect.

Bathroom

Panelled bath with mixer tap and wall mounted shower unit. Wash basin. Low level WC. Heated towel rail. Extractor fan. Inset ceiling spotlights. Tiled floor.

Outside

The property is set within park-like communal gardens, including All Saints Park.

Parking

The property enjoys the benefit of a secure underground allocated parking space.

Other Information

Council Tax Band F

Total floor area 81 square metres

The Vendor has advised us of the following information:

Lease: 125 years from 2007 - 107 years remain

Maintenance: £2627.00 per annum

Ground Rent: £412 per annum

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

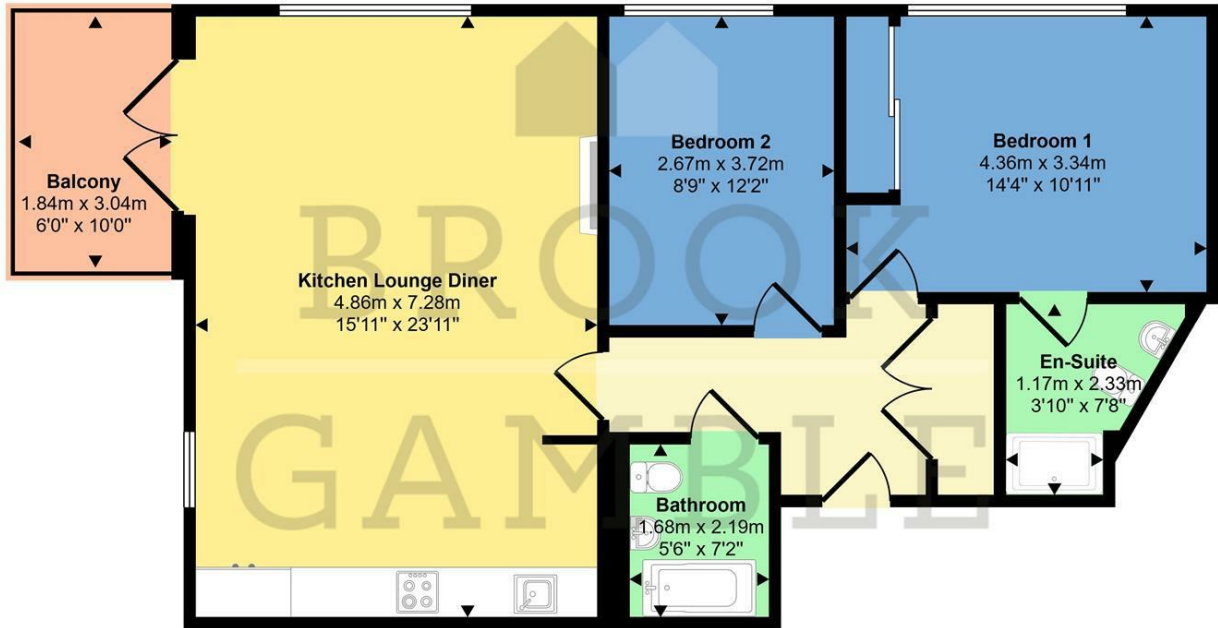
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Floor Plan

Approx Gross Internal Area
80 sq m / 857 sq ft



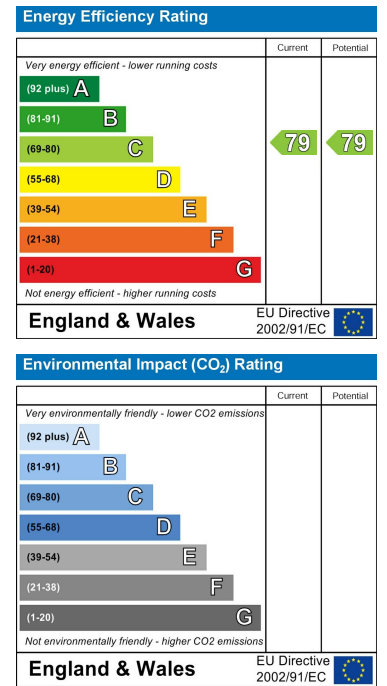
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.