TOWN FLATS

01323 416600

Leasehold

AUCTION GUIDE: £80,000

2 Bedroom | 1 Reception | 1 Bathroom

16 St. Brelades Trinity Place, Eastbourne BN21 3BT

*** AUCTION GUIDE: £80,000 ***

Enviably situated just a stone's throw from Eastbourne's beautiful seafront, this well proportioned two bedroom first floor apartment offers spacious and comfortable accommodation in a highly desirable location. The property comprises a generous lounge with a bay window, a fitted kitchen, two bedrooms, a shower room and a separate WC. The apartment is ideally positioned for enjoying everything Eastbourne has to offer, with the seafront, promenade, local amenities, shops and transport links all within easy reach. The well maintained building benefits from a passenger lift and secure door entry system, providing both convenience and peace of mind. A particular benefit is that the maintenance costs include gas heating, hot water, the services of a caretaker and communal cleaning, offering excellent convenience for residents. The property is offered to the market chain free and early viewing is highly recommended.

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Leasehold

16 St. Brelades, Trinity Place, Eastbourne, BN21 3BT

AUCTION GUIDE: £80,000

Main Features

- Well Proportioned 2 Bedroom First Floor Apartment Yards From Eastbourne Seafront
- Spacious Bay Windowed Lounge
- Fitted Kitchen
- Shower Room & Separate Cloakroom
- Maintenance Costs Including Gas Heating & Hot Water
- CHAIN FREE
- 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 and lift to first floor private entrance door to -

Hallway
Entryphone handset. 2 cupboards.

Lounge
14'6 x 14'4 (4.42m x 4.37m)
Radiator. Feature fireplace. Double glazed bay window to front aspect with further double glazed window to the side.

Fitted Kitchen
11'8 x 8'3 (3.56m x 2.51m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for appliances. Double glazed window to side aspect.

Bedroom 1
14'11 x 9'4 (4.55m x 2.84m)
Radiator. Double glazed bay window to front aspect.

Bedroom 2
11'9 x 8'11 (3.58m x 2.72m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Shower Room
Suite comprising shower cubicle. Pedestal wash hand basin with mixer tap. Heated towel rail. Cupboard.

Separate Cloakroom
Low level WC. Wash hand basin.

Council Tax Band = C

EPC = 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: £37.50 paid half yearly
Maintenance: £4400 per annum includes heating & water
Lease: 51 years remaining. We have been advised of the remaining 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.