



**Beamsley Road, Eastbourne BN22 7EH**

fox & sons

**welcome to**

**Beamsley Road, Eastbourne**

A CHAIN FREE two bedroom bay fronted mid terrace house in the Redoubt area of Eastbourne. Comprising of two good size bedrooms, lounge, dining room, kitchen, utility room, family bathroom and rear garden. Ideally located a short walk from the seafront & close to the town centre shops & amenities.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Windows to the side aspect. Door to the front aspect.

## Lounge

13' 3" x 12' 10" ( 4.04m x 3.91m )

Bay window to the front aspect. Radiator. Built in shelving.

## Dining Room

12' 5" x 11' 11" ( 3.78m x 3.63m )

Under stairs cupboard. Fire place. Radiator.

## Kitchen

9' 7" x 8' 10" ( 2.92m x 2.69m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Window to the side aspect. Wall mounted boiler. Tiles throughout. Space for cooker. Space for tumble dryer or dish washer.

## Utility Room

10' x 5' ( 3.05m x 1.52m )

Window and door to the rear aspect. Space for fridge / freezer.

## First Floor Landing

Cupboard.

## Bedroom 1

12' 11" x 10' 11" ( 3.94m x 3.33m )

Window to the front aspect. Built in wardrobe. Radiator.

## Bedroom 2

11' 10" x 7' 8" ( 3.61m x 2.34m )

Window to the rear aspect. Built in cupboard. Radiator.

## Bathroom

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Radiator. Window.

## Rear Garden



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## Beamsley Road, Eastbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM BAY-FRONTED MID-TERRACE HOUSE
- CHAIN FREE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£160,000**



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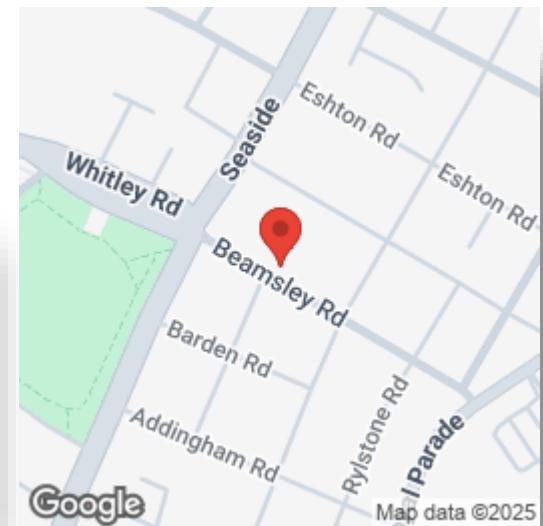


Property Ref:

EBN120539 - 0004

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Please note the marker reflects the postcode not the actual property



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