TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£130,000

5 Malcolm Court, 27 Lewes Road, Eastbourne, BN21 2BU

*** AUCTION GUIDE £130,000 ***
Situated on the second floor of a well maintained purpose built block, this generously sized two bedroom apartment offers an exciting opportunity for modernisation. The property features two good-sized double bedrooms, including a bright master bedroom with direct access to a private balcony. The spacious lounge also opens onto the balcony, creating a light filled living space ideal for relaxing or entertaining. The separate kitchen includes a useful pantry cupboard, offering excellent storage potential. Although the apartment would benefit from updating throughout, it offers great scope to add value and create a stylish home in a convenient location. Additional benefits include a private garage to the rear of the building and well kept communal areas. Located on Lewes Road with excellent transport links and local amenities nearby, this is a great opportunity for first time buyers, investors or those looking to put their own stamp on a property.

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Main Features

- Spacious 2 Bedroom Upperton Apartment
- Lounge & Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Electric Storage Heaters
- Garage
- 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 second floor private entrance door to-

Hallway
Entryphone handset. Airing cupboard housing immersion. Electric storage heater. Cupboard housing fuse board.

Lounge
15'1 x 11'3 (4.60m x 3.43m)
Electric storage heater. Carpet. Double glazed window to front aspect. Double glazed door to balcony.

Fitted Kitchen
10'10 x 8'1 (3.30m x 2.46m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 4 ring electric hob and oven under. Extractor cooker hood. Space for washing machine and fridge/freezer. Pantry cupboard. Vinyl flooring. Double glazed window to rear aspect.

Bedroom 1
12'7 x 10'2 (3.84m x 3.10m)
Built-in wardrobe. Double glazed French doors to balcony.

Bedroom 2
10'9 x 10'2 (3.28m x 3.10m)
Built-in wardrobe. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising corner bath. Pedestal wash hand. Low level WC. Vinyl flooring. Wall mounted electric heater Double glazed window to rear aspect. Double glazed window to rear aspect.

EPC = E

Council Tax Band = B

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.

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: £50 per annum
Maintenance: £562.79 per quarter
Lease: 999 years from 1964. 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.