TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 2 Bathroom

## Auction Guide: £185,000










# 46 Gannet House, Hartington Place, Eastbourne, BN21 3BL

Probably one of the best value penthouse apartments currently available in Eastbourne, offering an incredibly rare combination of space, views and outdoor living. Originally designed as a three bedroom apartment, the current owners have cleverly relocated the kitchen into the former third bedroom, creating a much larger living space. The sitting room also features a raised dining area, allowing you to enjoy dinner with spectacular sea views. There are two double bedrooms, two bathrooms and a truly impressive wrap-around roof terrace extending around the apartment. The panoramic views stretch from the South Downs across the coastline towards Hastings, with terraces and outside space providing multiple vantage points. The apartment also benefits from two allocated parking spaces, both conveniently positioned immediately beside the main entrance, as well as lift access, a share of the freehold and a long lease. Offered chain free, this is a genuinely unique property with enormous potential to create an exceptional penthouse home.

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Leasehold - Share of Freehold

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## Main Features

- Ninth Floor Penthouse With Huge Wrap-Around Roof Terrace
- Panoramic Views From The Downs To Hastings
- 2 Double Bedrooms (Formerly A Three Bedroom Apartment)
- Share Of Freehold & Long Lease
- Two Allocated Parking Spaces & Lift Access
- Exceptional Potential - 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. Lift & stairs to top (9th) floor private entrance door to -

### L-Shaped Hallway
2 cupboards. 2 Sky lights.

### Spacious Lounge/Dining Room
22'3 x 17'6 (6.78m x 5.33m)
RAISED DINING AREA to enjoy the sea views. Double glazed windows to side aspect. 2 double glazed doors to -

### Wrap-Around Roof Terrace
Roof terrace surrounding the apartment with stunning views towards the sea and South Downs.

### Fitted Kitchen
8'2 x 10'2 (2.49m x 3.10m)
Range of fitted wall and base units. Worktop with inset one & a half single drainer sink unit and mixer tap. Built-in electric hob with extractor cooker hood above. Integrated fridge. Plumbing and space for washing machine, dishwasher and cooker. Double glazed window to side aspect.

### Bedroom 1
14'10 x 8'8 (4.52m x 2.64m )
Built-in wardrobes. Double glazed balcony doors to roof terrace.

### Bedroom 2
11'4 x 9'8 (3.45m x 2.95m )
Double glazed window to side aspect.

### Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Skylight.

### Bathroom/WC
Suite comprising panelled bath. Wash hand basin with mixer tap. Low level WC. Heated towel rail. Skylight.

### Parking
2 allocated parking spaces.

EPC = F

Council Tax Band = 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: N/A**
**Maintenance: £4152.39 per annum**
**Lease: 959 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.