



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

## Starting Bid: £165,000



3 Bedroom



1 Reception



1 Bathroom



### 4 Fulbourne House, 56 Blackwater Road, Eastbourne, BN20 7DN

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID: £165,000

Spacious three bedroom first floor purpose built flat with a BALCONY and GARAGE in the ever popular Lower Meads district of Eastbourne. Fulbourne House offers well presented communal areas and passenger lift whilst situated within a short and flat walk into the Town centre. Although the property requires some modernisation, it does offer versatility, space and natural light throughout.



[www.town-property.com](http://www.town-property.com)



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4 Fulbourne House,  
56 Blackwater Road,  
Eastbourne, BN20 7DN

**Starting Bid:**  
**£165,000**

## Main Features

- Purpose Built Flat
- First Floor
- 3 Bedrooms
- Spacious Hallway
- Lounge
- Kitchen
- Shower Room/WC
- Cloakroom
- Garage
- Share of the Freehold

### Communal Entrance

Stairs and lift to first floor.

### Entrance Hallway

Airing cupboard. Double glazed window to side aspect.

### Lounge

17'10 x 13'8 (5.44m x 4.17m)

Double glazed doors to balcony.

### Kitchen

9'9 x 6'9 (2.97m x 2.06m)

Wall and base units. Worktops. Electric oven. Electric hob. Extractor cooker hood. One and a half bowl sink unit. Space and plumbing for washing machine, dishwasher and fridge freezer. Double glazed window to side aspect.

### Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to side aspect.

### Cloakroom

Low level WC. Wash hand basin. Double glazed window to side.

### Bedroom 1

13'8 x 13'3 (4.17m x 4.04m)

Fitted wardrobes. Double glazed window to side aspect.

### Bedroom 2

13'1 x 9'7 (3.99m x 2.92m)

Fitted wardrobes. Double glazed window to side aspect.

### Bedroom 3

9'4 x 8'4 (2.84m x 2.54m)

Fitted wardrobes. Double glazed window to side aspect.

### Garage

Power. Light. Up and over door.

### Council Tax Band = C

### 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.

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: £248 per month.**

**Lease: 999 years from 2002. We have been advised of the lease term, we have not seen the lease.**

**www.town-property.com | E. info@townflats.com | T. 01323 416600**

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.