TOWN FLATS

01323 416600

Leasehold - Share of Freehold

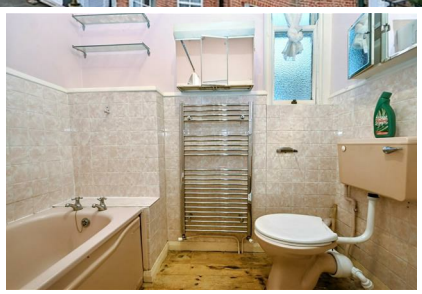
5 Bedroom | 1 Reception | 1 Bathroom

Auction Guide £150,000









19 Hartington Mansions, Hartington Place, Eastbourne, BN21 3BJ

AUCTION GUIDE £150,000
An incredibly spacious 5 bedroom mansion flat situated on the top floor of this attractive and imposing residence. Enviably situated yards from Eastbourne's seafront and within easy walking distance of the town centre the flat is in need of modernisation throughout but offers wonderful potential. The 5 bedrooms provide versatile accommodation and are complimented by a bathroom, separate cloakroom and kitchen. The flat is being sold CHAIN FREE and has a share of the freehold.

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19 Hartington Mansions, Hartington Place, Eastbourne, BN21 3BJ

Leasehold - Share of Freehold

Auction Guide £150,000

Main Features

- CHAIN FREE Incredibly Spacious Mansion Style Apartment Yards From Eastbourne Seafront & Town Centre
- 5 Bedroom Top Floor Apartment
- Spacious Lounge
- Double Aspect Kitchen
- Bathroom & Separate Cloakroom
- Share Of The Freehold
- 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 top floor private entrance door to -

Hallway
2 radiators. Built-in cupboard. Dado rail. Coved ceiling. Airing cupboard with fixed shelving and radiator.

Lounge
19'3 x 14'9 (5.87m x 4.50m)
Feature fireplace with inset gas fire. Fitted books shelves. Corniced ceiling. Sash windows to front aspect.

Double Aspect Kitchen
13'9 x 11'1 (4.19m x 3.38m)
Fitted sideboard with base and wall units. Sink with mixer tap and base unit. Cupboard housing gas boiler. Cooker point. Windows to rear and side aspects.

Bedroom 1
14'6 x 13'7 (4.42m x 4.14m)
Radiator. Coved ceiling. Built-in wardrobe. Window to front aspect.

Bedroom 2
13'3 x 11'3 (4.04m x 3.43m)
Radiator. Built-in wardrobe with hanging rail. Wash hand basin. Window to rear aspect.

Bedroom 3
14'1 x 10'0 (4.29m x 3.05m)
Radiator. Corniced ceiling. Window to side aspect.

Bedroom 4
10'2 x 8'8 (3.10m x 2.64m)
Radiator. Window to side aspect.

Bedroom 5
14'4 x 10'4 (4.37m x 3.15m)
Radiator. Coved ceiling. Dado rail. Window.

Bathroom
Coloured suite comprising panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Frosted window.

Cloakroom
Low level WC. Frosted window.

EPC = C

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: £12.50 per quarter
Maintenance: £1375.86 per quarter
Lease: 999 years from 1999. 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.