

GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 3RD OF MARCH 2026 AT 10AM AND WILL CLOSE ON THE 3RD OF MARCH 2026 AT 11AM.

A two-bedroom flat located in the sought after area Langland. The property offers well-proportioned accommodation and is conveniently positioned close to local amenities, the seafront, and transport links. The flat further benefits from a garage, providing valuable additional storage or parking.

Offered for auction with a low remaining lease term, the property is therefore ideally suited to cash buyers only. This represents an excellent opportunity for investors or purchasers seeking a competitively priced home in a highly desirable location.

FULL DESCRIPTION

Ground Floor

Kitchen
13'8" (max) x 8'11" (max)
(4.19m (max) x 2.72m (max))

Reception Room
22'0" (max) x 11'6" (max)
(6.71m (max) x 3.51m (max))

Bedroom 1
14'2" (max) x 8'11" (max)
(4.34m (max) x 2.72m (max))

Bedroom 2
10'11" x 9'3" (3.35m x 2.82m)

External

Garage



Tenure - Leasehold
154'2" years left (47 years left)

Council Tax Band - E

EPC - D

N.B
You are advised to refer to Ofcom checker for mobile signal and coverage.

Key Guidelines For Auction Buyers

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.

