



OAKFIELD



Trinity Place, Eastbourne, BN21 3DA

Auction Guide £135,000



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Set right in the heart of the town centre and just a short stroll from the seafront, this well-proportioned apartment offers an exciting opportunity to create a stylish coastal home with sea views from its own private balcony.

The property opens into a spacious entrance hall, thoughtfully designed with ample storage, setting the tone for the generous accommodation throughout. The living room is a standout feature, offering plenty of space for both relaxation and dining, while the fitted kitchen provides a practical layout ready for updating.

There are two comfortable bedrooms, each benefiting from built-in wardrobes, along with a conveniently arranged wet room. From the balcony, you can enjoy glimpses of the sea, adding a refreshing coastal backdrop to everyday living.

While the property would benefit from modernisation, it presents a fantastic canvas for buyers looking to personalise and add value. Whether as a permanent residence, a weekend retreat, or an investment, this apartment combines location, space, and potential in equal measure.

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, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc 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.





Living Room/Dining Room
19'2" x 10'7" (5.84m x 3.23m)

Kitchen
11'4" x 7'5" (3.45m x 2.26m)

Bedroom One
10'6" x 9'2" (3.20m x 2.79m)

Bedroom Two
9'2" x 7'3" (2.79m x 2.21m)



Wet Room

Balcony

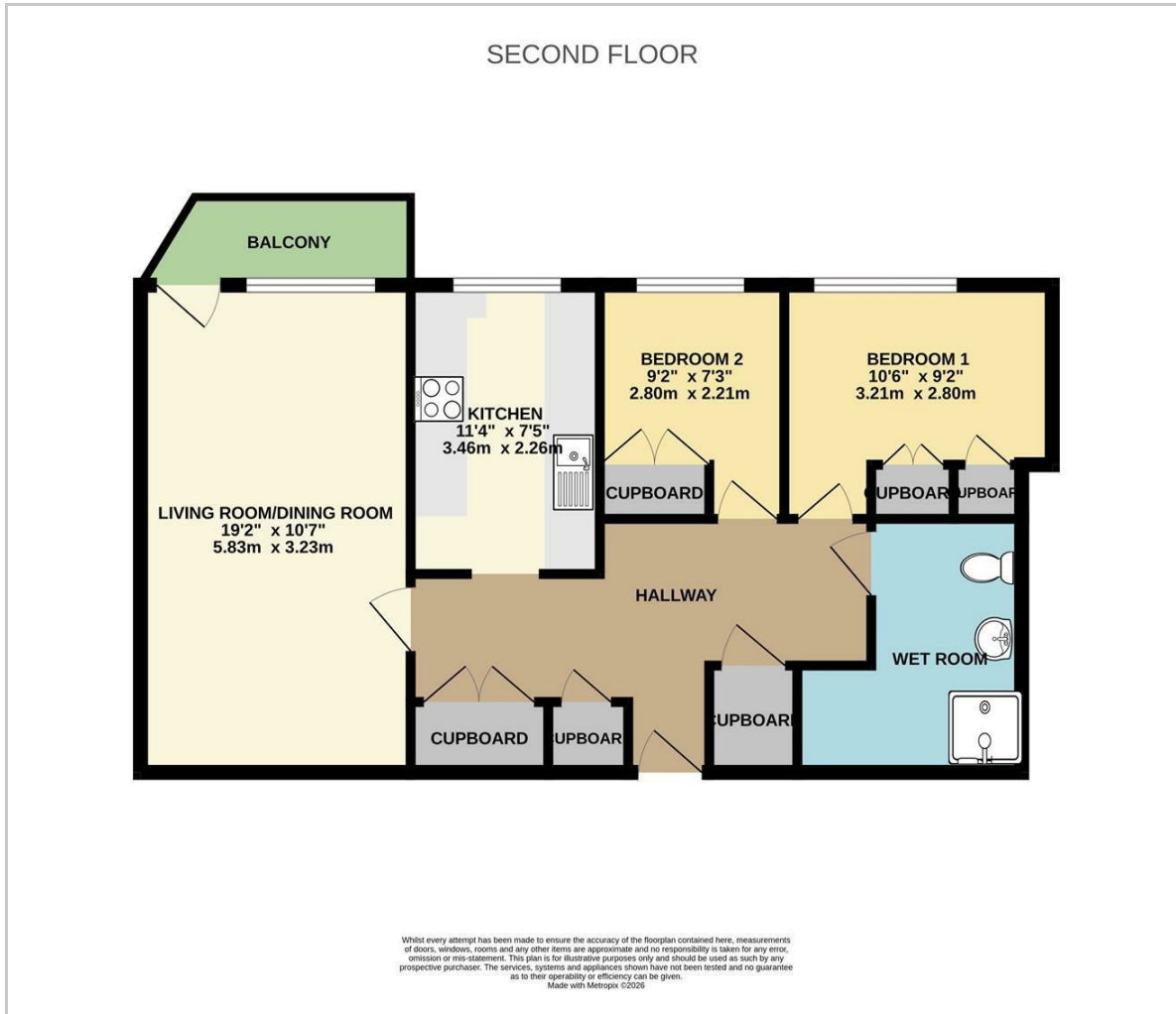
Council Tax Band C - £2,359.37 Per Annum

Lease Information

The seller advises that the property is offered as a leasehold share of freehold and has approximately 900 years remaining on the lease. The service charge is approximately £3,200 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor



Floor Plan



Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

