



OAKFIELD



Cavendish Place, Eastbourne, BN21 3RR

Auction Guide £120,000





## Cavendish Place, Eastbourne, BN21 3RR

Located in Eastbourne Town Centre, this first-floor flat on Cavendish Place presents an exciting investment opportunity for those looking to make their mark in the property market.

The flat features a separate living room and kitchen, providing a functional layout that can be tailored to your personal taste and three bedrooms. While the property requires refurbishment throughout, this presents a blank canvas for creative minds to transform the space into a modern haven.

This flat is a promising investment opportunity in a popular location. With the right vision and effort, this property can be revitalised into a charming residence that reflects your style and meets your needs. Don't miss the chance to explore the potential this flat has to offer.

### Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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 £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







### Living Room

12'2" x 10'9" (3.73 x 3.28)

### Kitchen

10'10 max x 7'11 max (3.30m max x 2.41m max )

### Bedroom 1

14'0" x 10'9" (4.27m x 3.28m)

### Bedroom 2

10'11" x 8'11" (3.33 x 2.72)

### Bedroom 3

14'4" x 7'6" (4.37 x 2.3)

### Shower Room

6'7" x 4'3" (2.01 x 1.32)

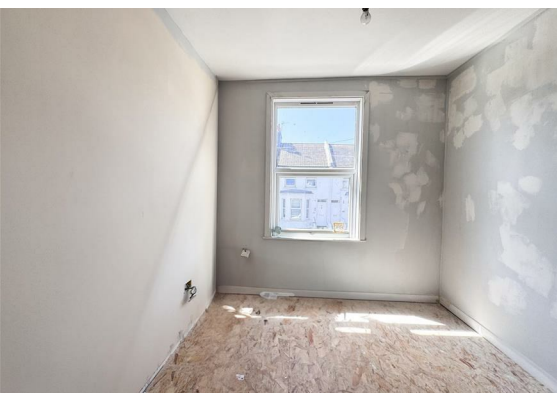
### Cloakroom

6'3" x 2'7" (1.91 x 0.79)

**Council Tax Band - A £1,688 per annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 93 years remaining on the lease. The maintenance charge is approximately £500 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan

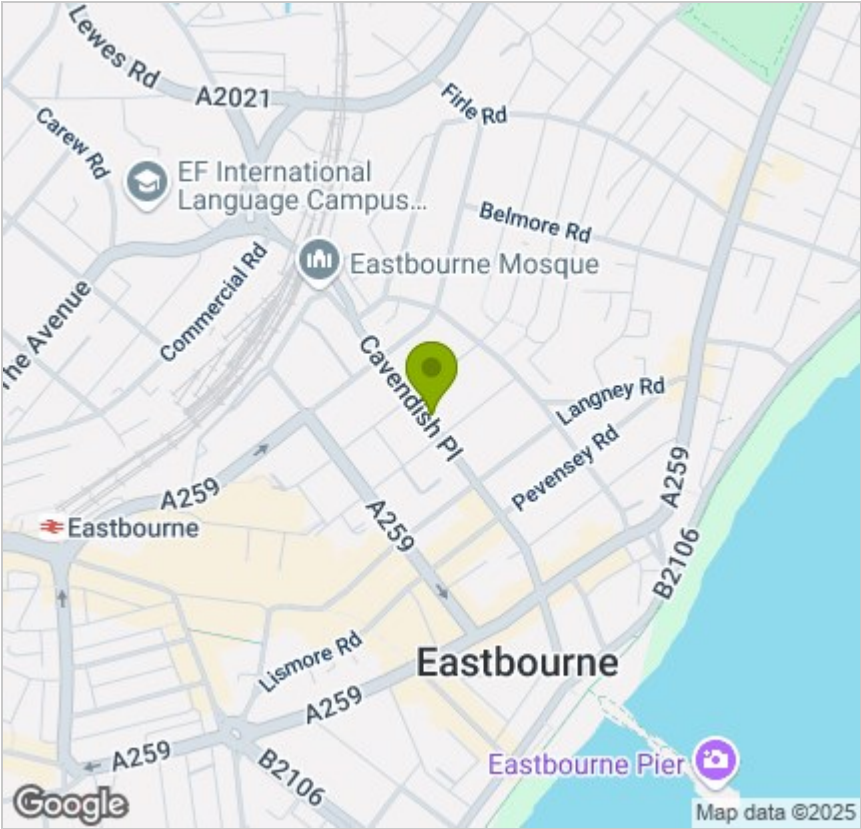


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

