

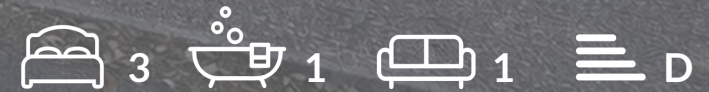


OAKFIELD



St. Johns Road, Eastbourne, BN20 7NB

Auction Guide £250,000



St. Johns Road, Eastbourne, BN20 7NB

Situated in the highly desirable Meads area of Eastbourne, this spacious three-bedroom apartment enjoys stunning far-reaching views across the town and beyond. Occupying a third-floor position within the well-maintained Kesselville Court, the property offers generous accommodation, excellent storage and the added benefit of a single garage.

The location is a particular highlight, with Meads being one of Eastbourne's most sought-after residential areas. Surrounded by attractive architecture and close to the South Downs National Park, Beachy Head and the seafront, the property offers the perfect balance of peaceful surroundings and convenient access to local amenities. Meads Village, Eastbourne town centre and the mainline railway station are all within easy reach.

Internally, the apartment offers well-proportioned accommodation throughout, including a spacious living area that takes full advantage of the impressive outlook, three good-sized bedrooms, a fitted kitchen and a bathroom. There is also ample storage throughout the property, adding to its practicality along with a single garage.

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
14'5" x 10'10" (4.39m x 3.30m)

Kitchen
13'7" x 5'11" (4.15m x 1.81m)

Bedroom One
13'2" x 12'1" (4.01m x 3.68m)

Bedroom Two
12'0" x 9'10" (3.66m x 3.00m)

Bedroom Three
11'10" x 10'6" (3.61m x 3.20m)

Bathroom
9'5" x 4'6" (2.87m x 1.37m)

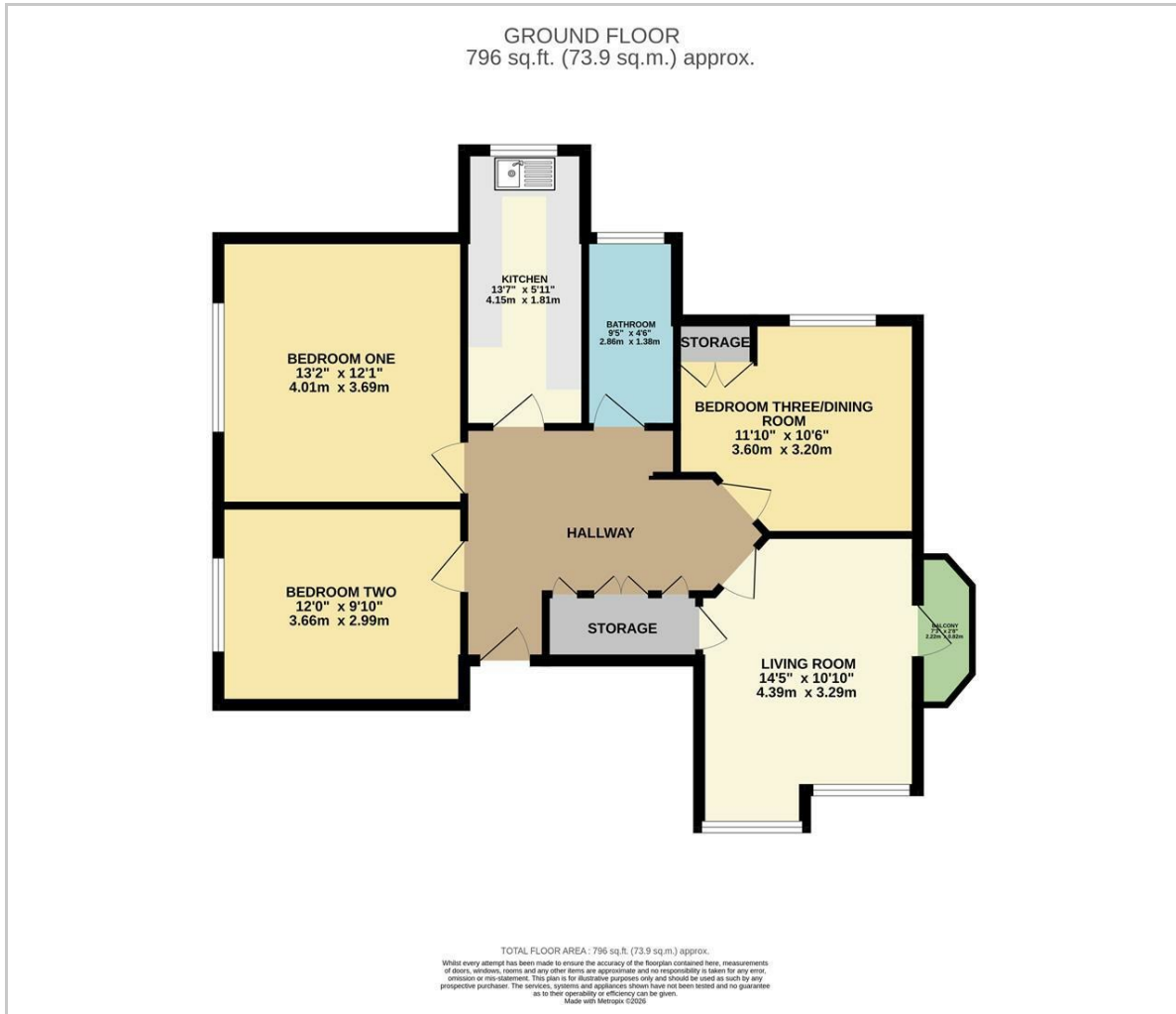
Council Tax Band B - £2,064.44 Per Annum

Lease Information

The seller advises that the property is offered as a leasehold share of freehold and has approximately 936 years remaining on the lease. The service charge is approximately £2,160.00 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

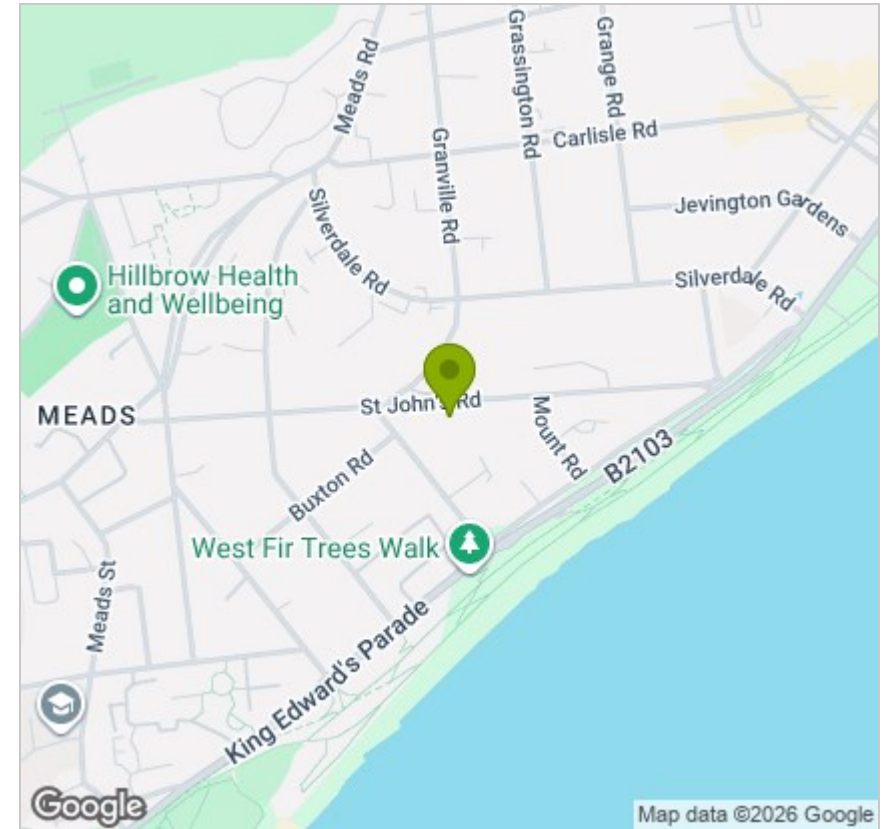


Viewing

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

