



OAKFIELD



South Cliff Avenue, Eastbourne, BN20 7AH

Auction Guide £125,000



## South Cliff Avenue, Eastbourne, BN20 7AH

This second-floor apartment is set within a purpose-built block on South Cliff Avenue, positioned just moments from elevated viewpoints at the top of the road offering sweeping sea views across Eastbourne Seafront.

The property comprises a spacious living room situated adjacent to the kitchen, creating a practical and sociable layout. From both the living area and kitchen there are attractive rear views stretching towards the South Downs, providing a pleasant green outlook.

Accommodation includes one double bedroom, an entrance hall with a useful storage cupboard, and a bathroom with additional storage space nearby. The flat offers a well-proportioned internal footprint with good natural light throughout.

This property would make an ideal purchase for a first-time buyer or someone looking to downsize. It does require modernisation and cosmetic improvement, presenting an excellent opportunity to personalise and add value.

### 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

16'10" x 12'1" (5.15m x 3.69m)

### Kitchen

12'4" x 7'3" (3.77m x 2.23m)

### Bedroom

15'11" x 9'10" (4.87m x 3.00m)

### Bathroom

8'5" x 6'2" (2.58m x 1.89m)



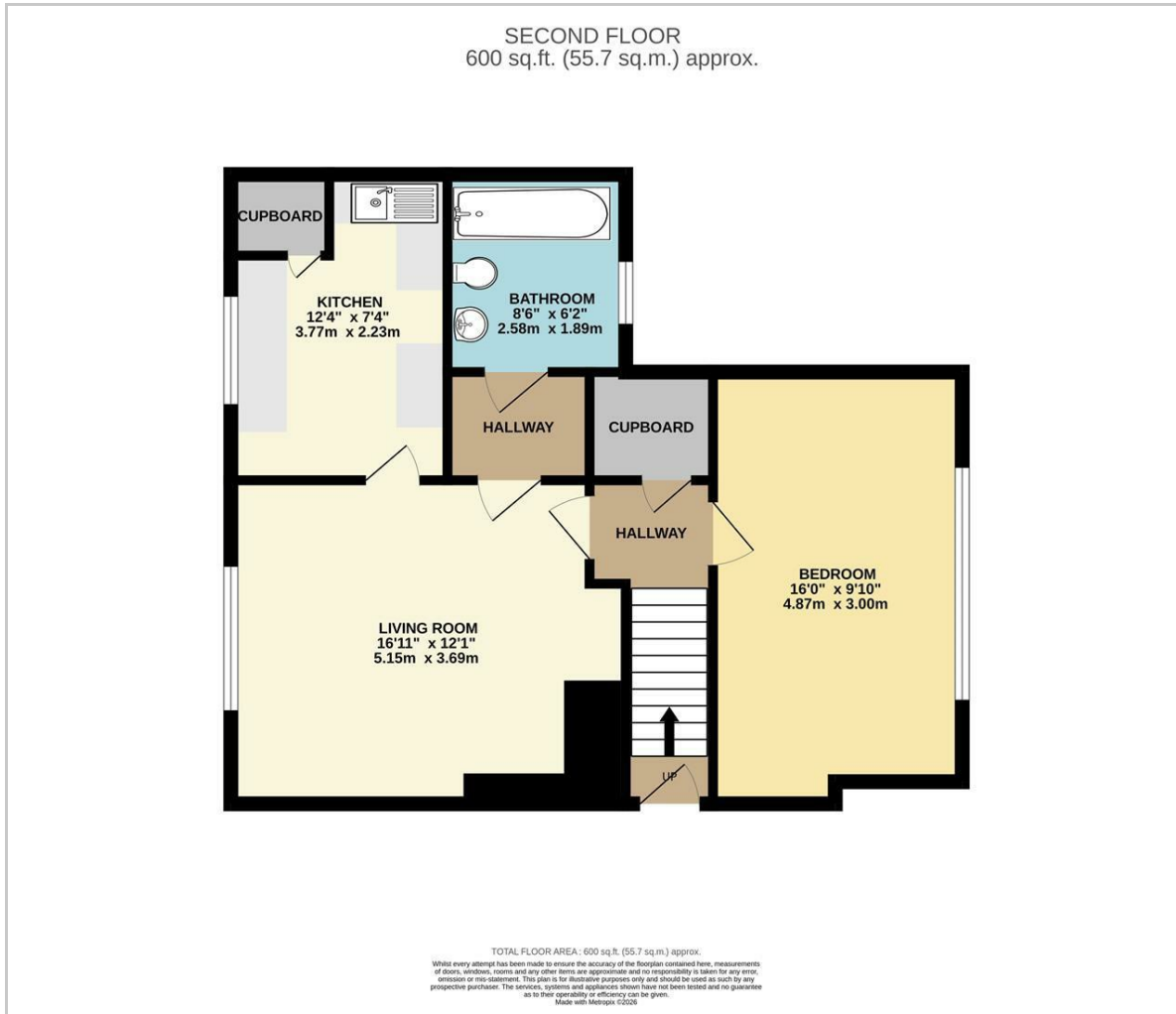
### Lease information

The seller advises that the property is offered as Share of freehold and has approximately 984 years remaining on the lease. The service charge is £1,692.00 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.

**Council Tax Band A £1,688.32 Per Annum**



## Floor Plan

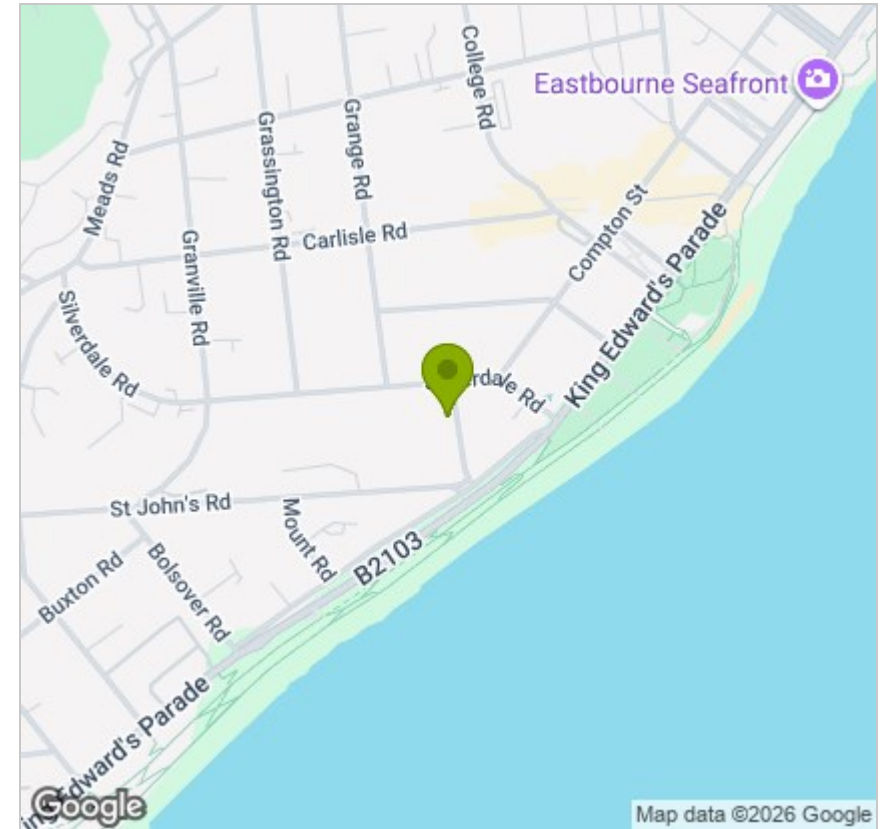


## Viewing

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

