OAKFIELD

Cambridge Road, Hastings, TN34 1DJ

Price Guide £125,000

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This recently renovated basement flat with a private courtyard is ideally located on Cambridge Road in the heart of Hastings.
The property has been recently updated throughout and now benefits from new carpets, creating a fresh and welcoming living space ready to move straight into. The accommodation is well-presented and offers a comfortable layout, making it an excellent purchase for first-time buyers, investors, or those looking for a convenient seaside home.

A particular feature of the property is the private courtyard, providing valuable outdoor space that is perfect for relaxing or entertaining.

Offered to the market chain free, this attractive property presents a great opportunity to secure a well-located and recently updated home in one of Hastings' most convenient central locations. Early viewing is highly recommended.

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.

Kitchen/Living Room
16'1" x 12'10" (4.90m x 3.91m)

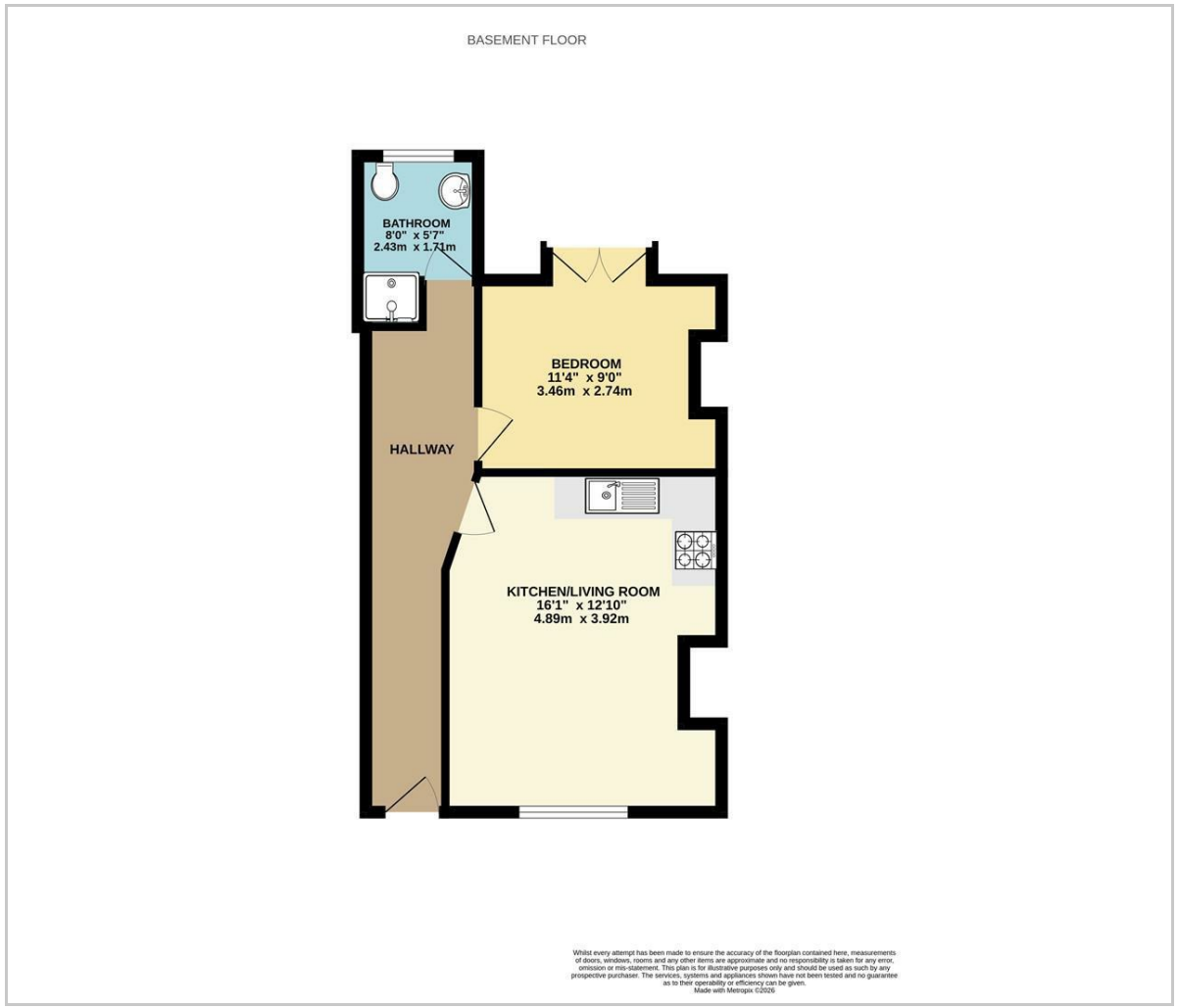
Bedroom
11'4" x 9'0" (3.45m x 2.74m)

Bathroom
8'0" x 5'7" (2.44m x 1.70m)

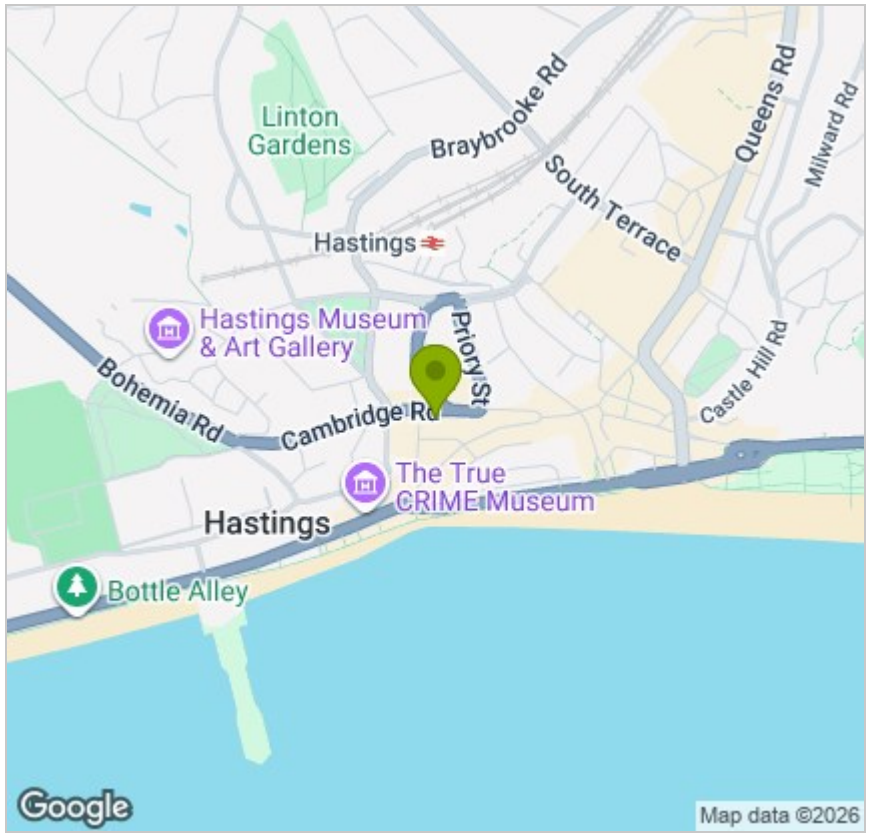
Council Tax Band A - £1,784.39 Per Annum

Lease Information
The seller advises that the property is offered as leasehold and has a new 125 year lease and the service charge is approximately £486 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.

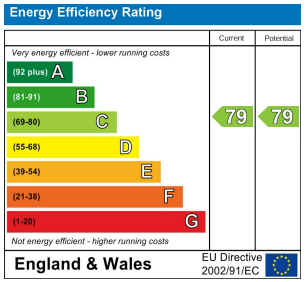
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
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.

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