



OAKFIELD



Cumberland Road, Bexhill On Sea, TN39

Auction Guide £200,000



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This two-bedroom terraced house, ideally situated in the ever-popular Sidley area of Bexhill.

This immaculately presented home combines contemporary upgrades with classic character, offering an exceptional living environment for a range of buyers.

The property opens into a welcoming entrance hall, leading through to a spacious open-plan living and dining area.

This inviting space features attractive wooden flooring and under-stairs storage, providing both style and practicality.

The generous fitted kitchen is well-equipped with an integrated oven and hob, along with plumbing for both a washing machine and dishwasher.

Under-counter LED lighting adds a modern touch, and the kitchen opens directly into a fully double-glazed sunroom, creating a bright and versatility.

Upstairs, the home boasts fully tiled bathroom complete with a sleek three-piece suite.

There is also a separate W.C., offering added convenience. Both bedrooms are generous doubles, with the master bedroom further enhanced by a decorative fireplace that adds character to the space.

The property also benefits from a number of thoughtful enhancements, including plug sockets with integrated USB ports, gas central heating system, and fully double-glazed UPVC windows throughout.

Externally, the home offers a private decked garden to the rear, ideal for relaxing or entertaining.

This is a rare opportunity to purchase a truly turnkey property in a desirable location. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.





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.

Lounge/Diner

26'4 x 12'4 (8.03m x 3.76m)

Kitchen

13'3 x 9'5 (4.04m x 2.87m)

Bedroom 1

15'2 x 13'11 (4.62m x 4.24m)

Bedroom 2

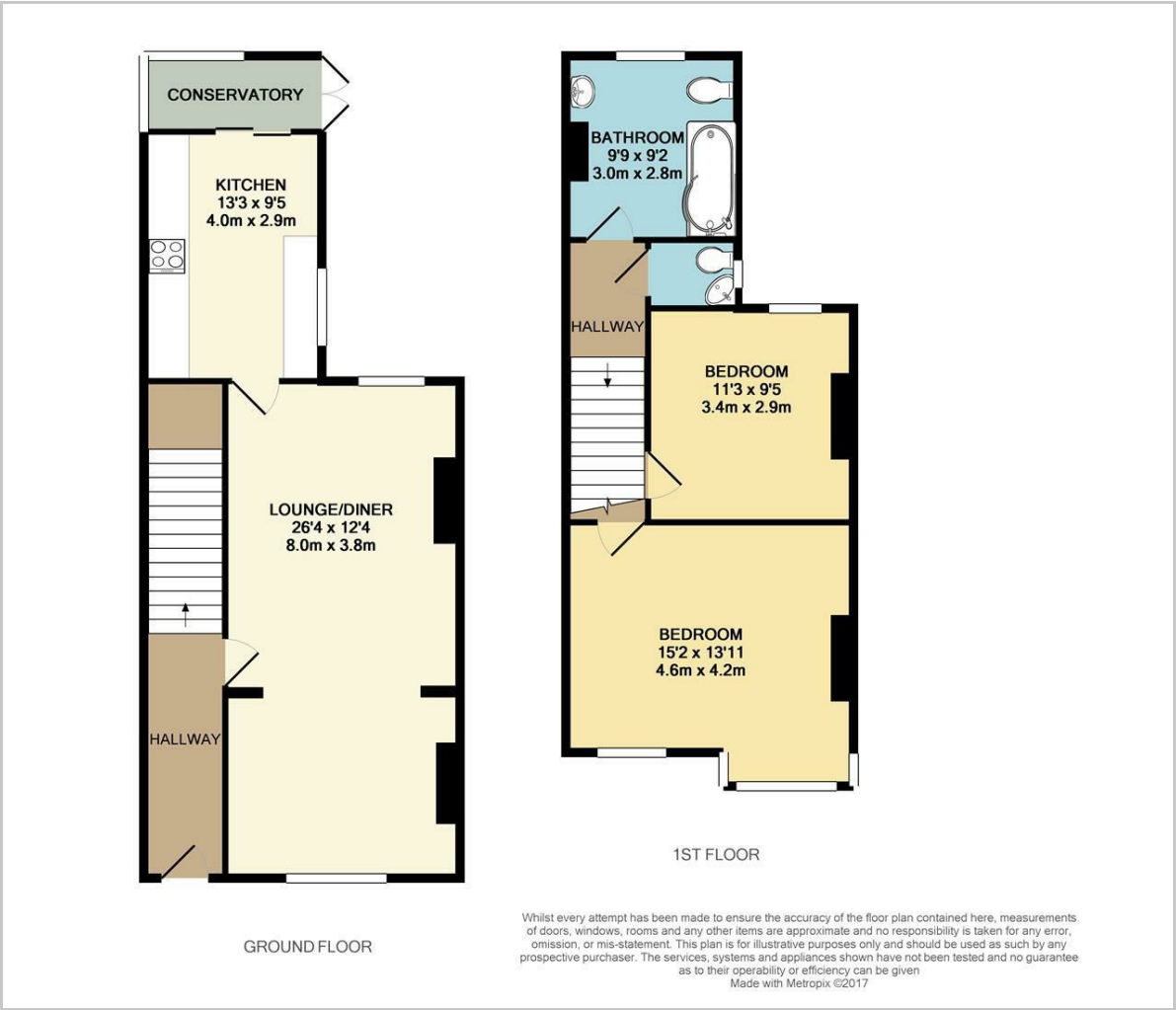
11'3 x 9'5 (3.43m x 2.87m)

Bathroom

9'9 x 9'2 (2.97m x 2.79m)

Council Tax Band - B £1,992 per annum

Floor Plan



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.

Area Map



Energy Efficiency Graph

