



OAKFIELD



Preston Road, Bexhill-On-Sea, TN39 5BN

Price Guide £125,000



Preston Road, Bexhill-On-Sea, TN39 5BN

A well-presented, purpose-built two-bedroom ground floor flat, recently decorated throughout and ideal for a first-time buyer or as an investment opportunity.

The property features a good-sized lounge overlooking the communal gardens, a separate kitchen with views over the front of the property, and two well-proportioned bedrooms. There is a separate WC, along with a bathroom fitted with a shower over the bath.

Conveniently located close to local shops and transport links, the property also benefits from easy parking nearby.

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.





Lounge/Diner

14'9" x 13'5" (4.50m x 4.10m)

Kitchen

9'6" x 8'10" (2.90m x 2.70m)

Bedroom One

14'5" x 10'6" (4.39m x 3.20m)

Bedroom Two

11'10" x 9'6" (3.61m x 2.90m)

Bathroom

W/C

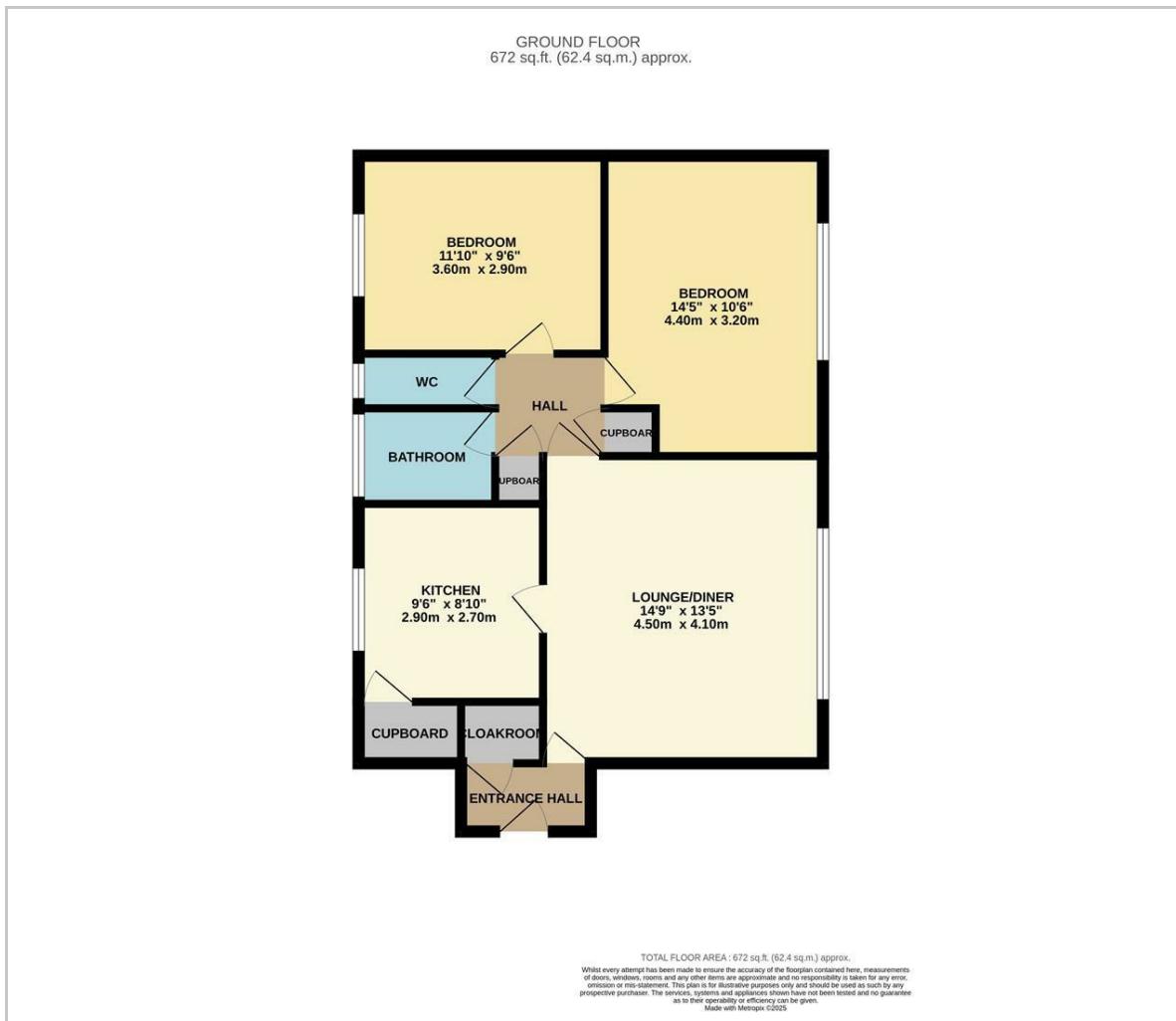
Council Tax Band A - £1,707.53 Per Annum

Lease information

The seller advises that the property is offered as leasehold and has approximately 125 years remaining on the lease and the maintenance is approximately £1210 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.



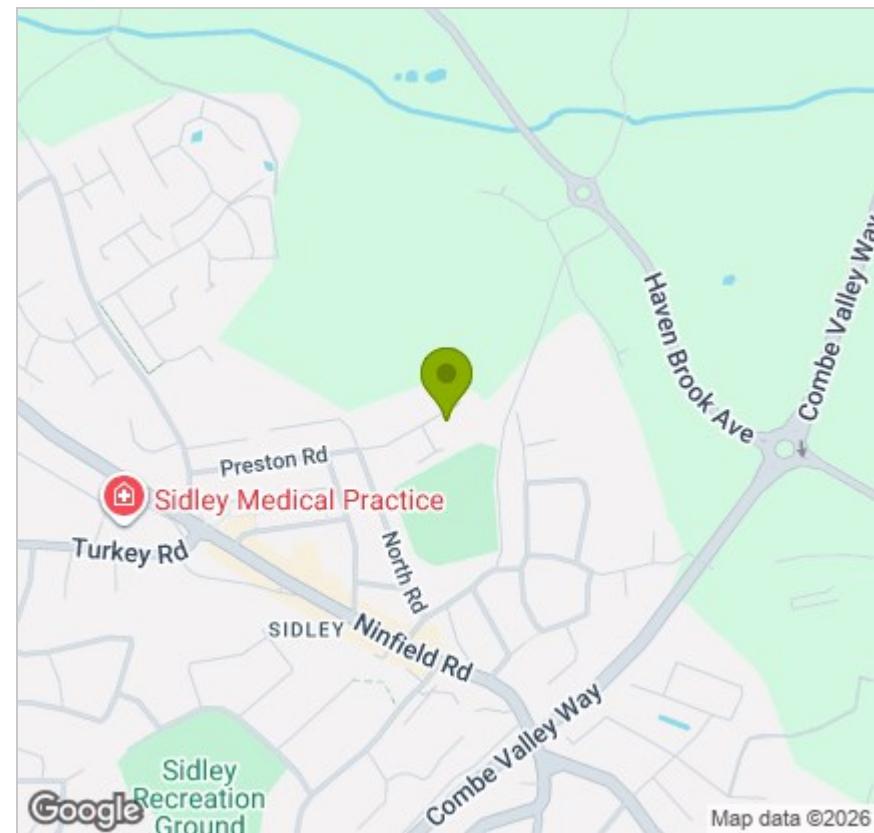
Floor Plan



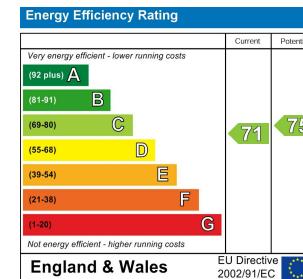
Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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.