



OAKFIELD



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Vine House Care

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Station Road, Hastings, TN34 1NH  
Auction Guide £120,000



## Station Road, Hastings, TN34 1NH

Conveniently located second floor apartment with elevated views across Priory Meadows shopping centre from one side and Hastings Station Plaza to the other.

This newly converted property has a high specification finish throughout and features an energy efficient electric central heating system, which is thermostatically controlled.

The kitchen has Silestone worktops, which are illuminated by the over counter lights as well as soft close doors and integrated appliances to include electric oven and hob, fridge freezer and washer dryer.

The accommodation consists a generous entrance hall with video intercom leading to the bathroom room with bath and separate shower cubicle, tastefully presented bedroom and the open plan living/kitchen area.

\*For sale by modern method of auction: Starting bid price: £140,000 plus reservation fee.\*

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





### Living Room / Kitchen

13'6" x 11'10" (4.14m x 3.63m)  
124.01 m2 approx

### Bedroom

13' x 10'11 [max] (3.96m x 3.33m [max])

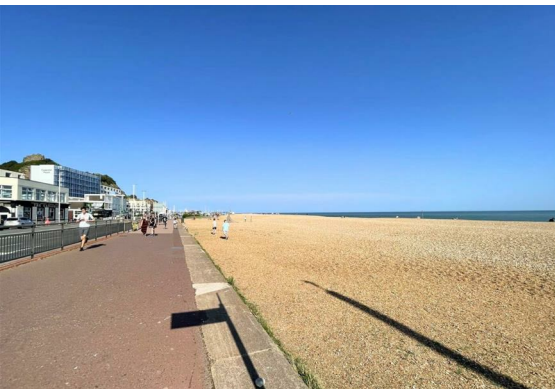
### Bathroom

7'7 x 6' (2.31m x 1.83m)

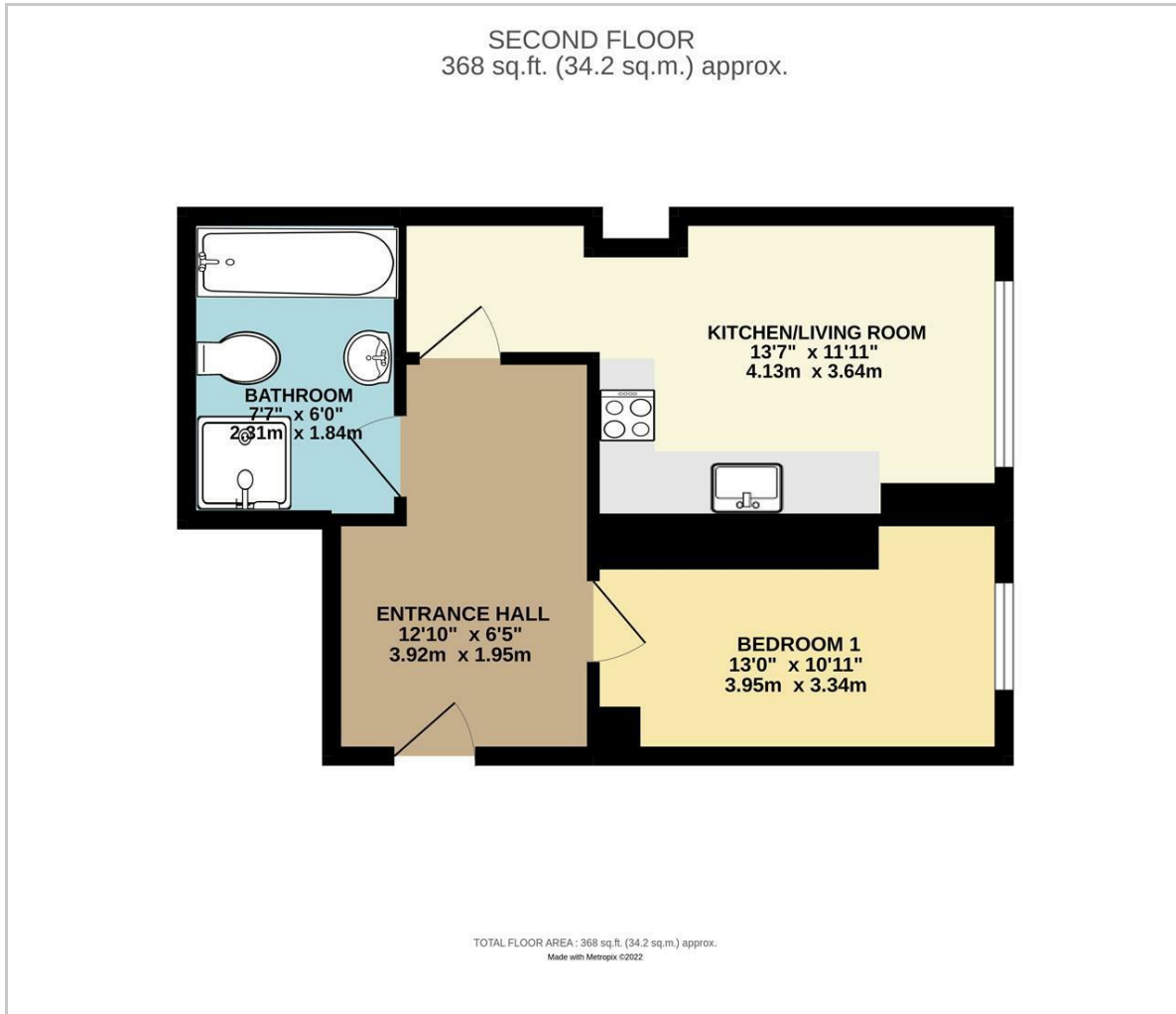
**Council Tax Band A - £1,624.98 Per Annum**

### Leasehold Information

The seller advises that the property is offered as leasehold and has approximately 121 years remaining on the lease and the maintenance is £2,067.53 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

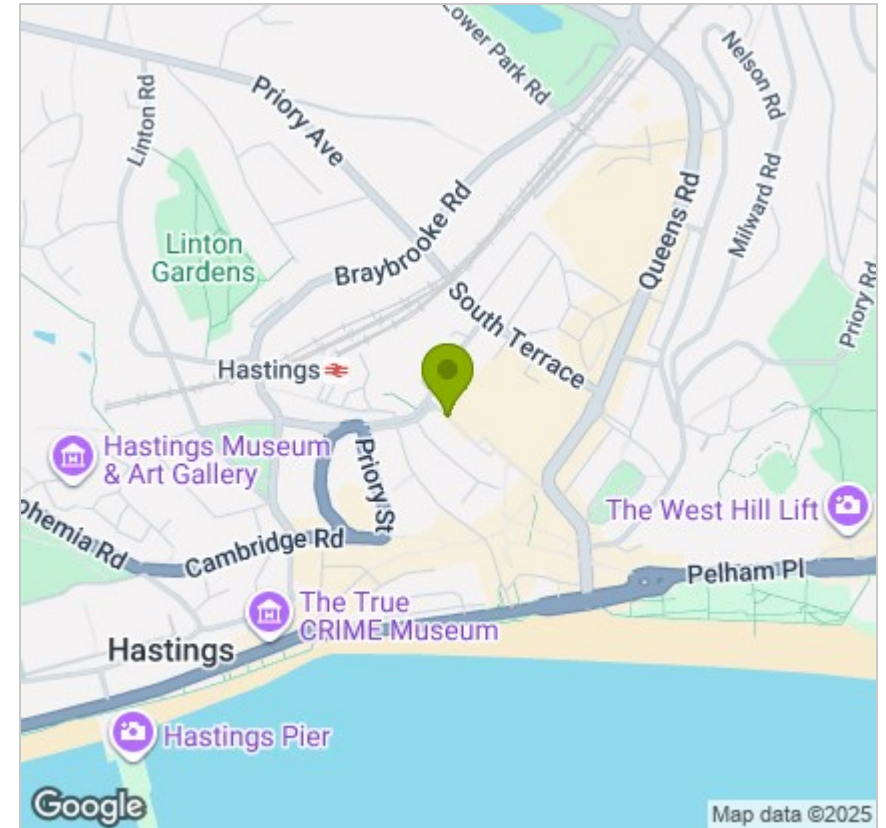


## Viewing

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

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

