



OAKFIELD



Terminus Road, Bexhill-On-Sea TN39 3LL

Auction Guide £30,000



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This well presented one bedroom second floor retirement apartment forms part of a popular retirement block in the Collington area of Bexhill, with local shops and doctors surgery nearby.

Accommodation comprises of a generous sized entrance hall, open plan living room / dining room with a fitted kitchen set off this room. Double bedroom and shower room with a walk in shower cubicle, wash hand basin and WC. This flat also benefits from recently installed modern electric heaters and new fuse board.

The block is available to the over 60s and benefits from a video entry system, a 24/7 emergency call system and a resident house manager available from 9am - 5pm Monday to Friday. There are also a number of communal facilities which include well kept south facing communal gardens, with lawns, planted borders, several seating areas and a useful drying area for washing. There is a large communal lounge with kitchen area, residents meeting rooms, a laundry room and residents/visitor's car parking is also available. Another bonus is the guest suite which is available to book for residents family to stay. Recently installed solar panels which give you a fantastic opportunity to lower electricity bills.

This property is also being sold CHAIN FREE!





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

14'0 x 10'5 (4.27m x 3.18m)

Kitchen

7'11 x 5'11 (2.41m x 1.80m)

Bedroom

12'2 x 10'5 (3.71m x 3.18m)

Shower Room

6'9 x 5'11 (2.06m x 1.80m)

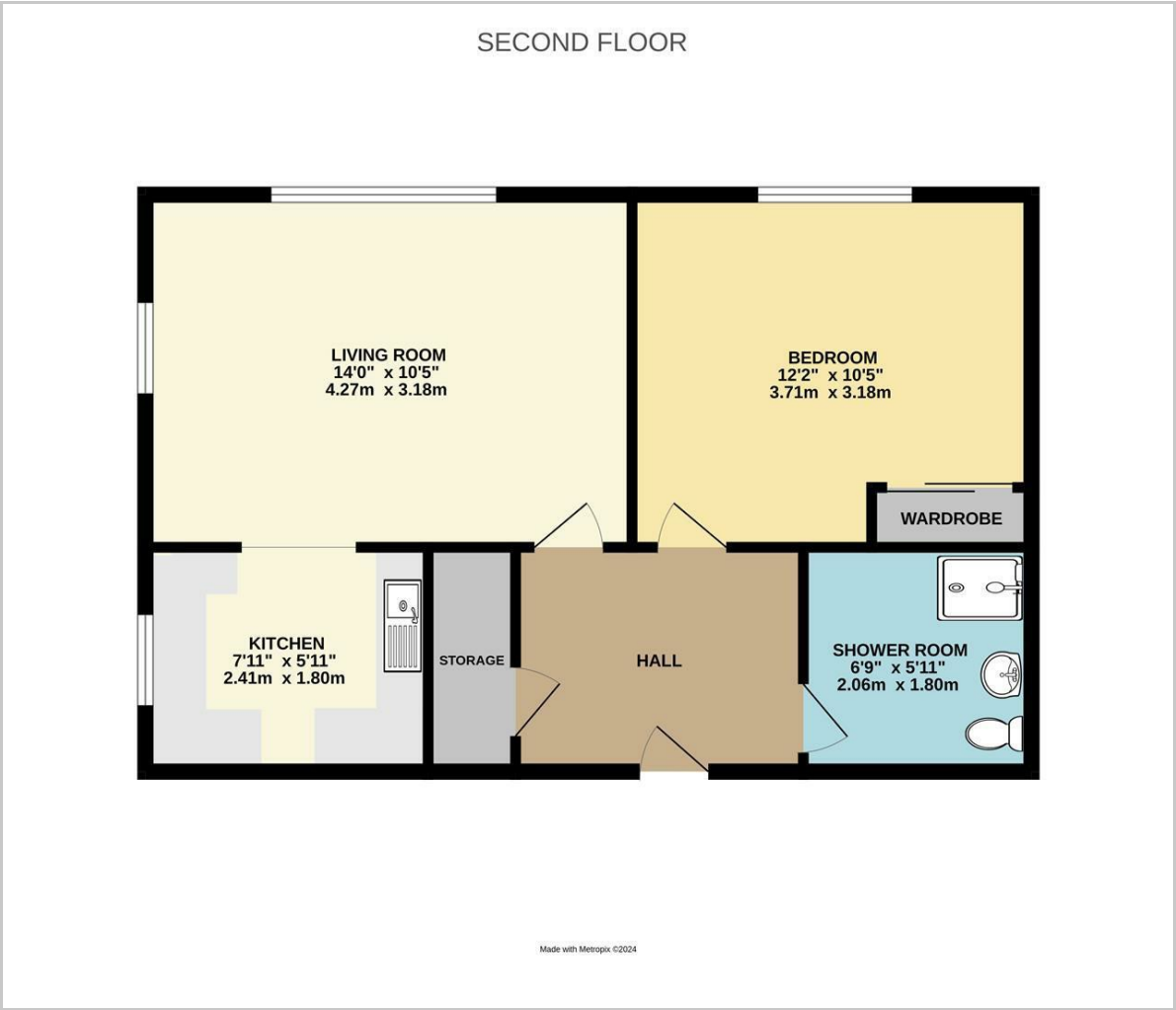
Council Tax Band - A £1,626 per annum

Lease Information

The seller advises that the property is offered as leasehold and has approximately 125 years from December 1985. The service charge is approximately £2,567.41 per annum which includes access to the communal lounge, use of the laundry room, house manager and water rates. 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

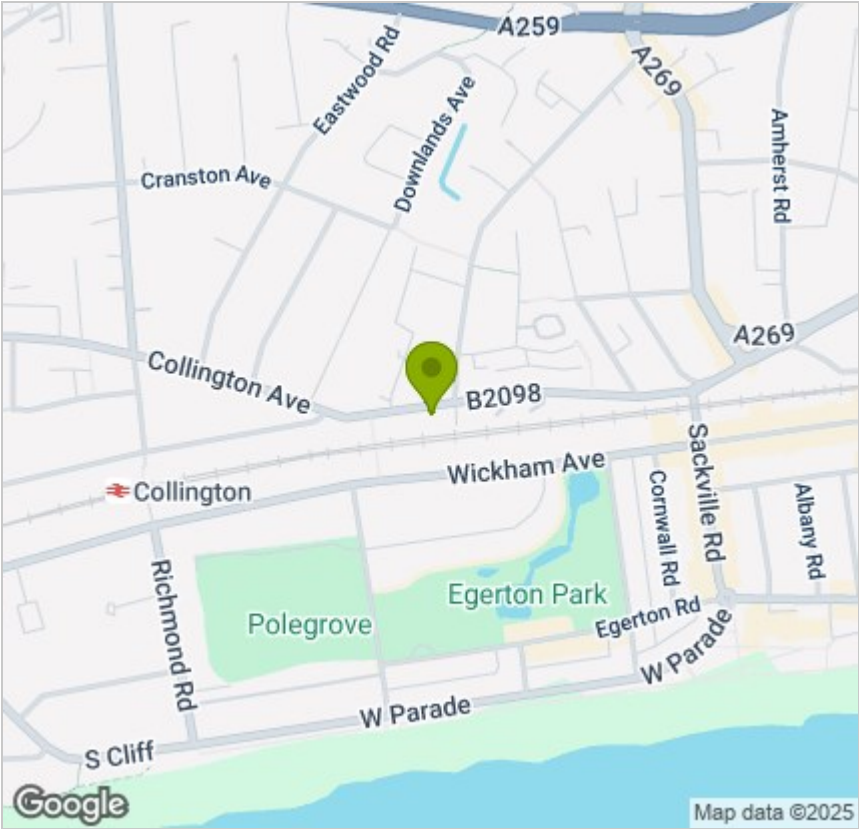


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

