

OAKFIELD

Cambridge Road., Hastings, TN34 1DJ

Auction Guide £115,000

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Cambridge Road.,
Hastings, TN34 1DJ

This spacious split-level second floor flat is ideally located on Cambridge Road in the heart of Hastings.

Recently refurbished, the property offers bright and well-presented accommodation throughout, making it an ideal purchase for first-time buyers, investors, or those seeking a convenient seaside home. The flat benefits from a newly fitted kitchen and modern bathroom, providing a fresh and contemporary feel.

The accommodation is arranged over two levels, creating a sense of space and separation rarely found in flats of this type. The living areas are well-proportioned and filled with natural light, while the layout provides comfortable and practical living.

Offered to the market chain free, this fantastic property represents a great opportunity to secure a well-located and beautifully 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.











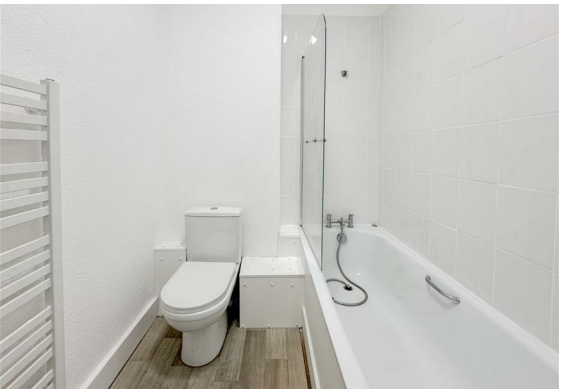














Living Room
14'4" x 11'9" (4.37m x 3.58m)

Kitchen
11'8" x 6'1" (3.56m x 1.86m)

Master Bedroom
14'3" x 13'0" (4.34m x 3.96m)

Bedroom
10'6" x 6'3" (3.20m x 1.91m)

Bathroom

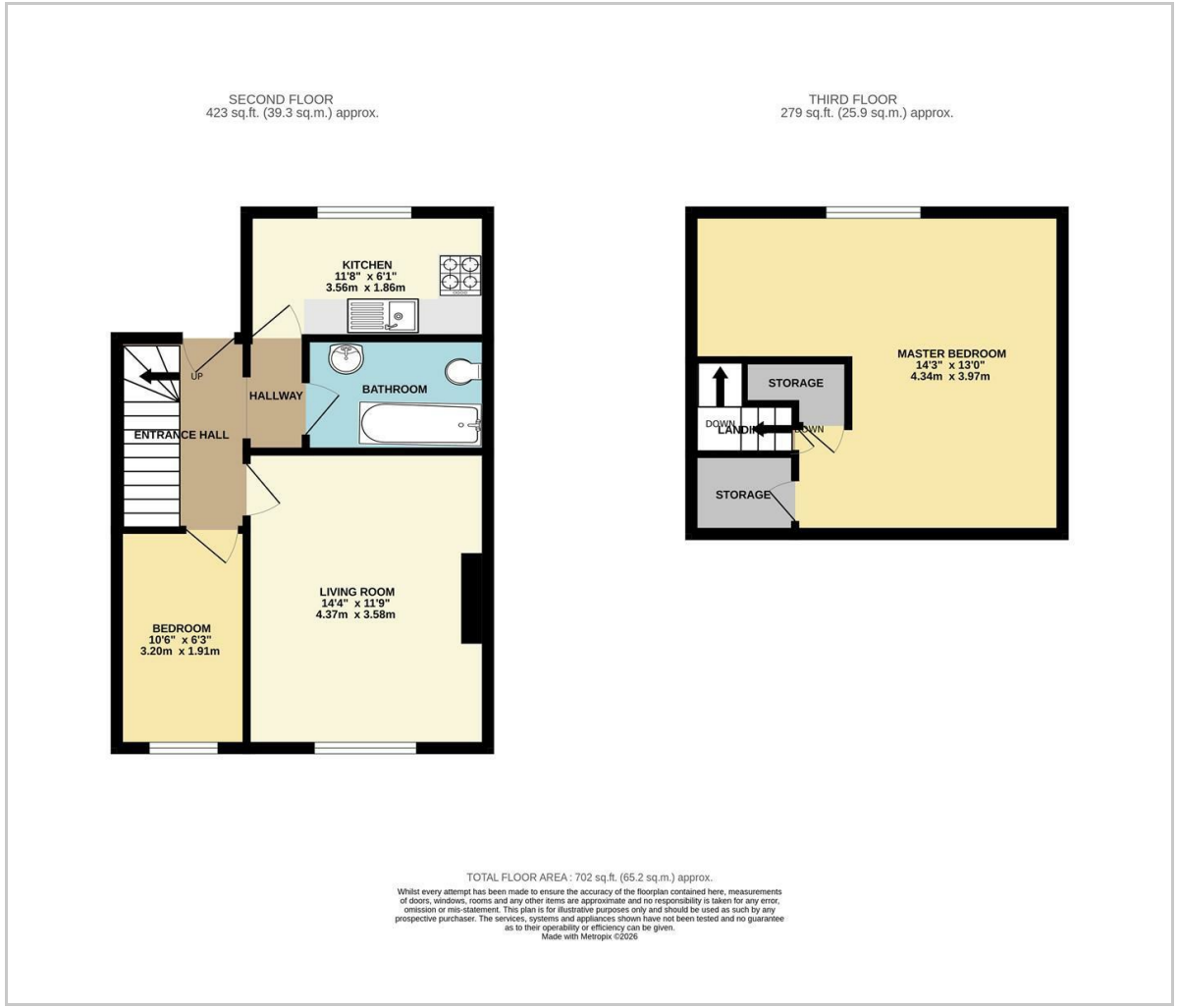
Council Tax Band A - £1,784.39 6 Per Annum

Lease Information
Lease: This property is offered as leasehold and has a new 125 year lease

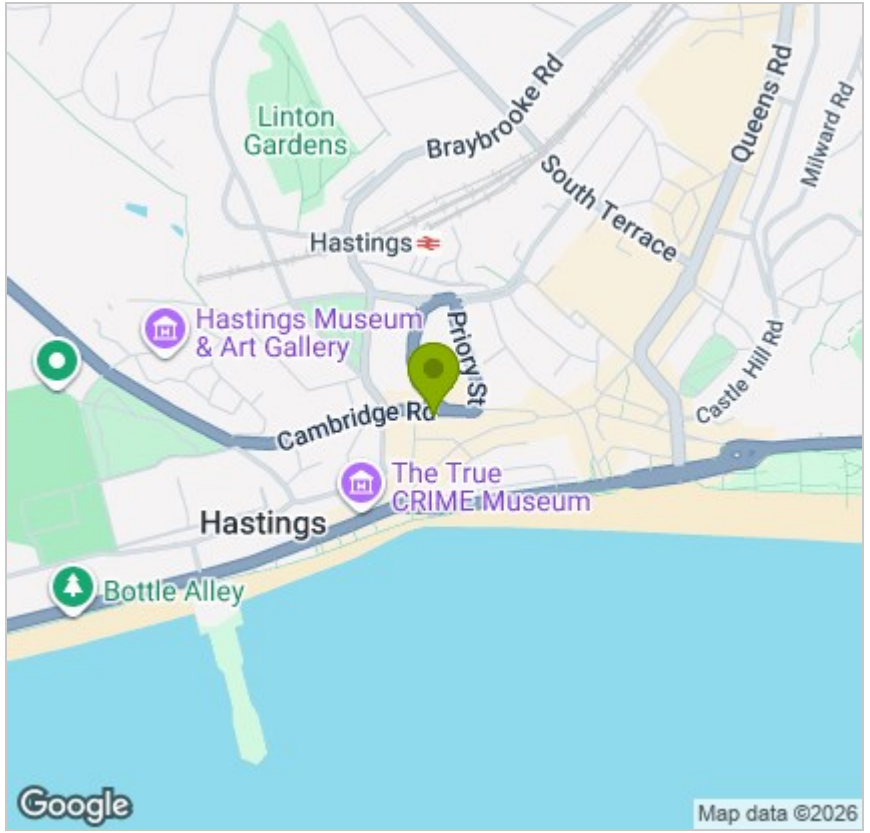
We have been advised that there is no annual ground rent.

Service charges 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 solicitors or survey

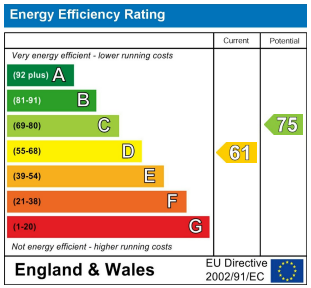
Floor Plan



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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