



OAKFIELD

OAKFIELD
FOR SALE
01424 722122
www.oakfield-property.co.uk

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Beaconsfield Road, Hastings, TN34 3TW

Auction Guide £150,000



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Occupying the entire double-fronted ground floor of the building, this well-presented garden flat offers generous living space in the sought-after Clive Vale area.

The property features two double bedrooms, a bright and spacious lounge with bay window, and a large kitchen/diner providing that all important space for family and entertaining. The kitchen also benefits from a conservatory providing direct access to the private garden – ideal for outdoor entertaining.

A newly fitted shower room and separate WC add to the convenience.

Perfectly positioned, the flat is close to Ore train station, offering direct links to Ashford International and London, as well as within easy reach of Alexandra Park and Hastings town centre with its shops, restaurants, and seafront.

This attractive home is offered with a share of the freehold.

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

14'1" x 11'1" (4.29m x 3.38m)

Kitchen

11'10" 9'9" (3.61m 2.97m)

Bedroom 1

14'2" x 9'10" (4.32m x 3.00m)

Bedroom 2

11'9" x 10'0" (3.59m x 3.05m)



Shower Room

8'10" x 2'10" (2.71m x 0.87m)

WC

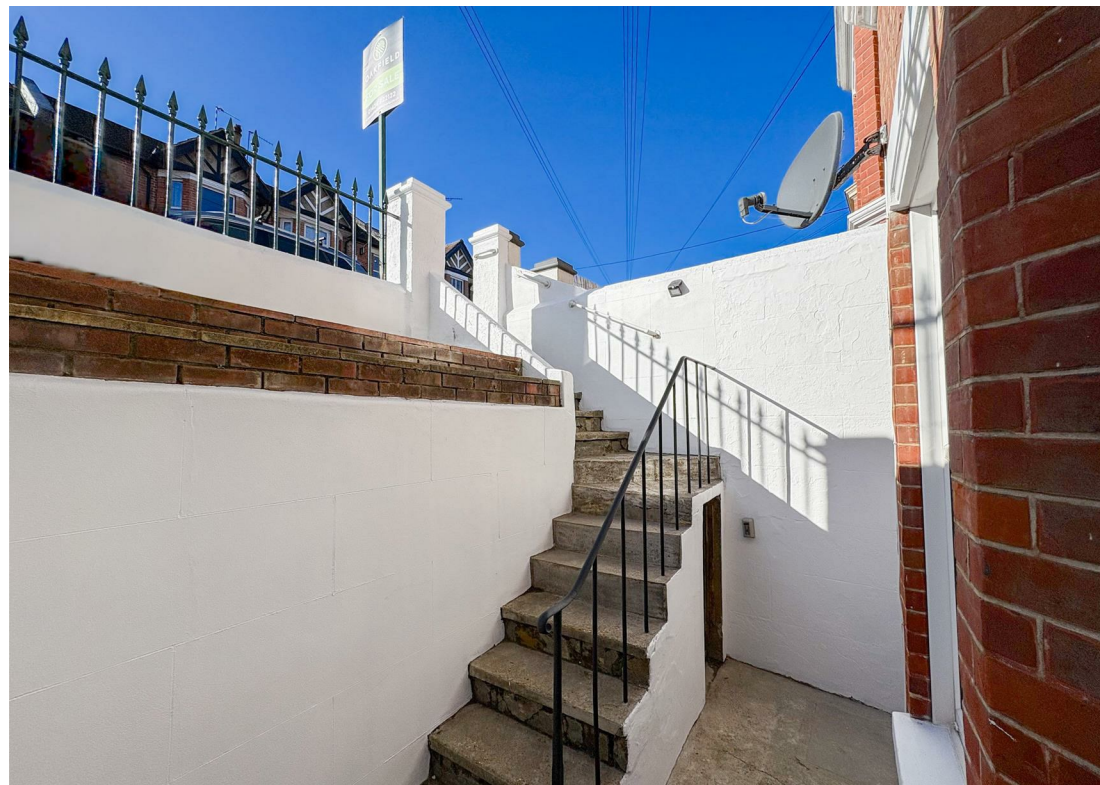
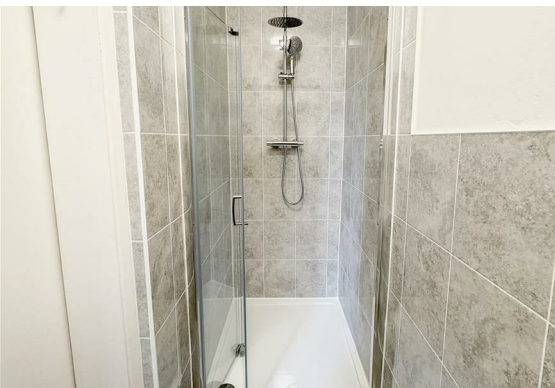
5'11" x 2'6" (1.81m x 0.78m)

Conservatory

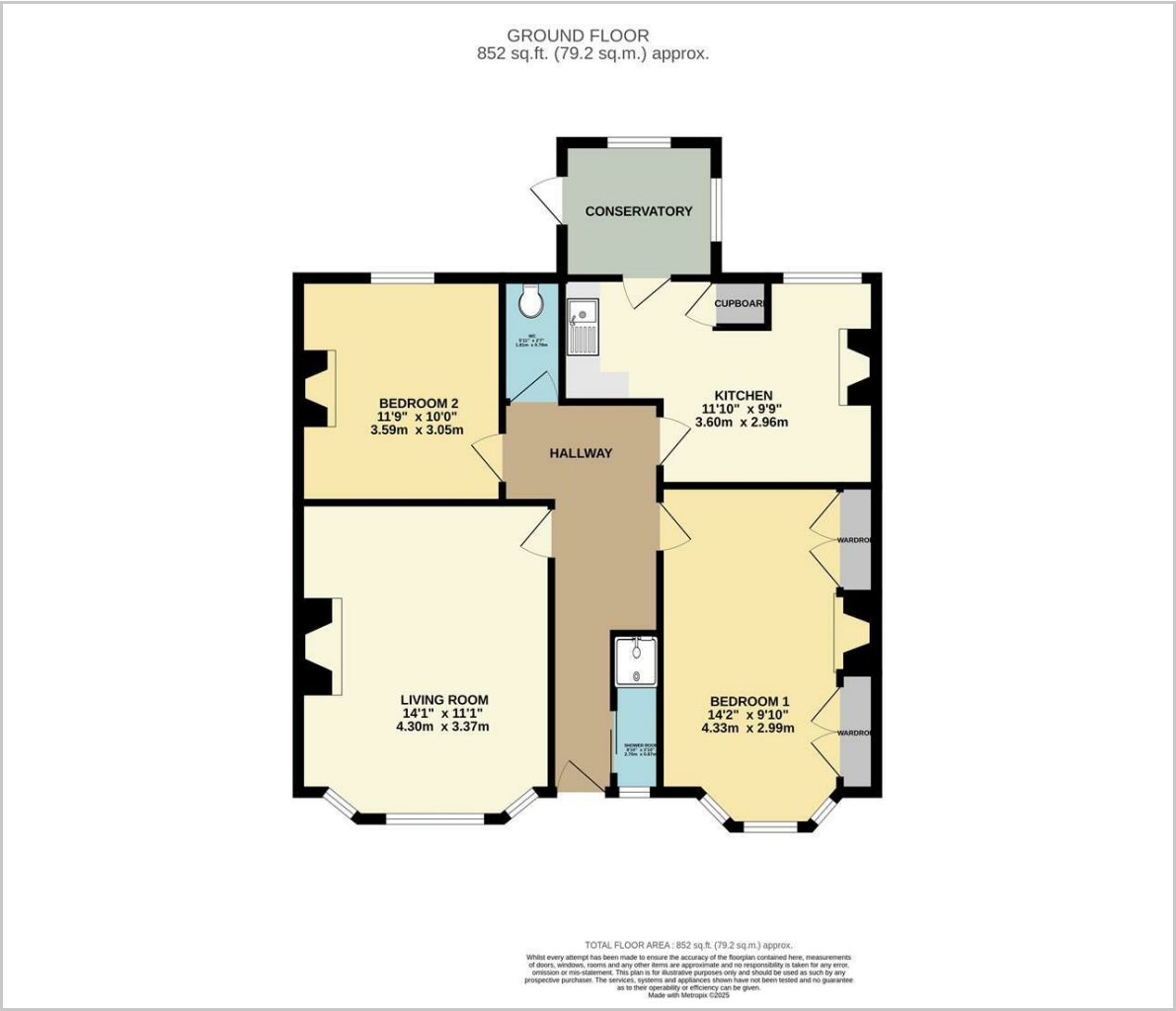
Council Tax Band A - £1,784.39 Per Annum

Leasehold information

The seller advises that the property is offered as share of the freehold with 979 years remaining on the lease. The maintenance is payable on an 'as and when required' basis. 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

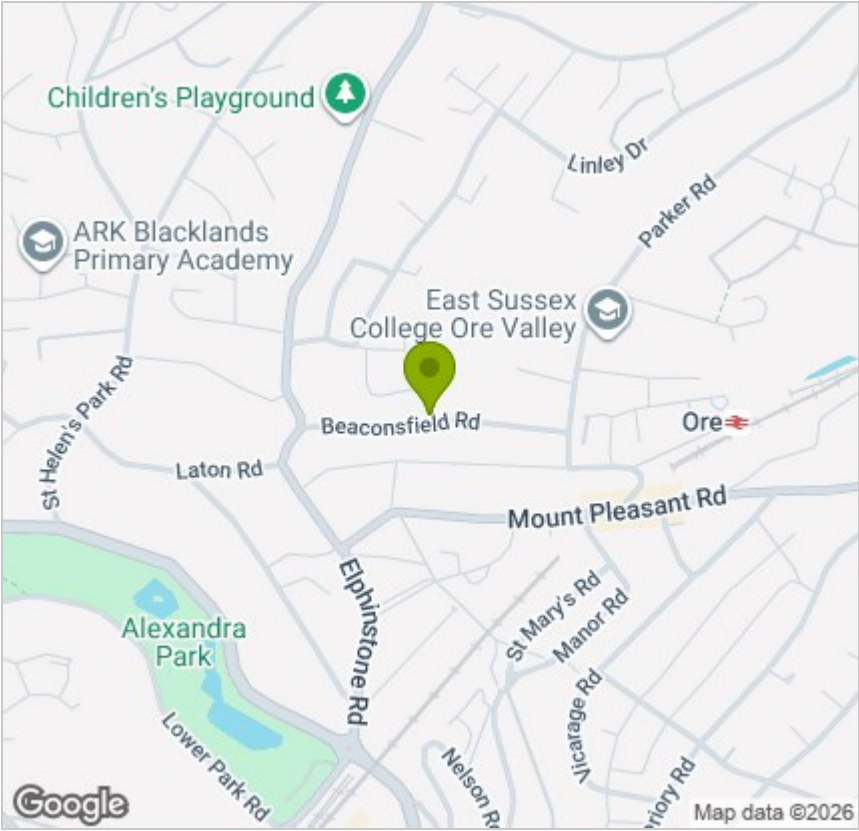


Viewing

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

