



OAKFIELD



Pankhurst Rise, Bexhill-On-Sea

Auction Guide £165,000



## Pankhurst Rise, Bexhill-On-Sea

A fantastic opportunity to acquire this two-bedroom semi-detached house, ideally situated on the outskirts of Bexhill, within easy reach of local amenities, bus routes, and well-regarded primary and secondary schools.

The property offers well-proportioned accommodation throughout and presents excellent potential for improvement, requiring modernisation but providing the perfect canvas to create a lovely family home. The ground floor comprises a spacious living room, a separate dining room, and a fitted kitchen, which leads through to a useful lean-to area offering additional storage or utility space.

Upstairs, the property offers two good-sized bedrooms and a family bathroom. Externally, the home benefits from a generous rear garden, ideal for families, gardening enthusiasts, or those looking to extend (subject to the necessary consents).

### 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

12'4" x 9'11" (3.76m x 3.02m)

### Kitchen

15'00" x 9'11" (4.57m x 3.02m)

### Dining Room

11'4" x 8'11" (3.45m x 2.72m)

### Bedroom 1

13'4" x 10'10" (4.06m x 3.30m)

### Bedroom 2

10'9" x 10'4" (3.28m x 3.15m)

### Conservatory

8'7" x 4'11" (2.63m x 1.51m)

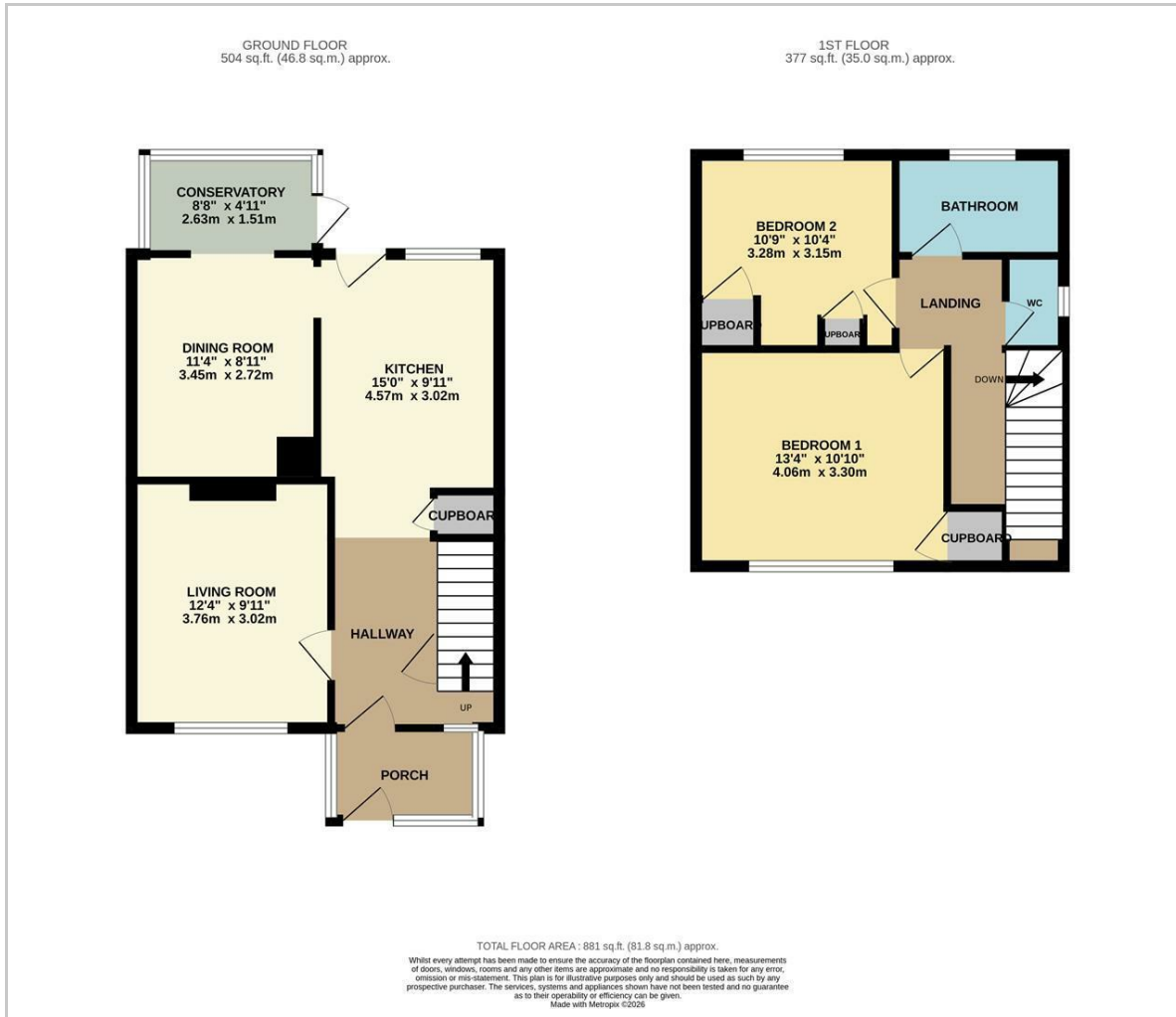
### Bathroom

### WC

### Council Tax Band B



## Floor Plan

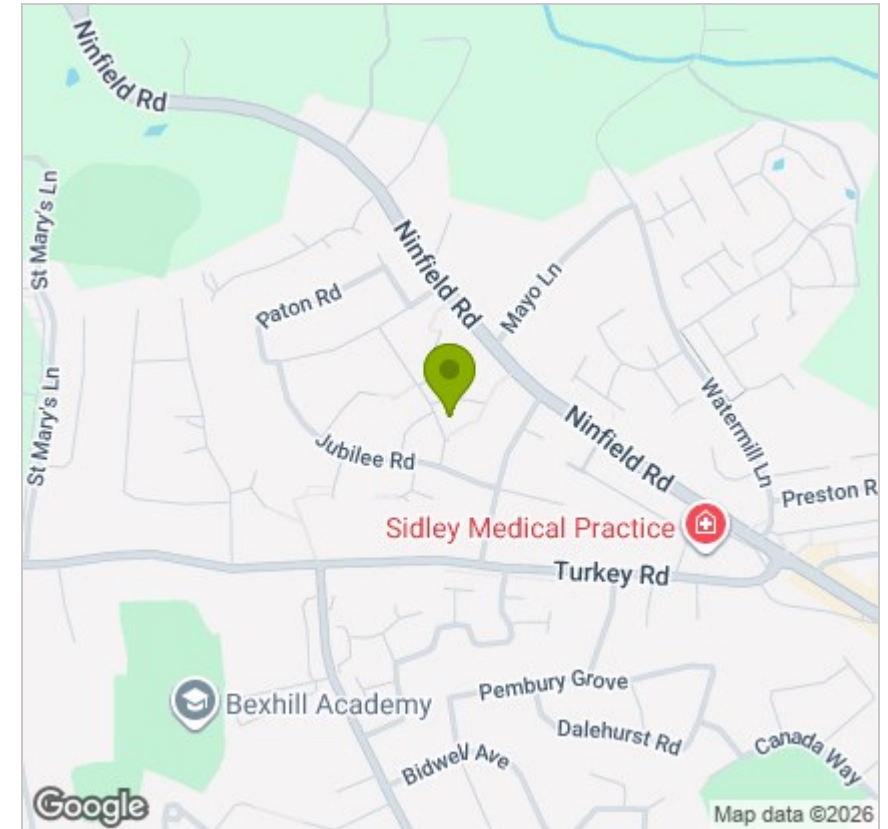


## Viewing

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

