



OAKFIELD



Haslam Crescent, Bexhill-On-Sea TN40 2PD

Auction Guide £85,000



Haslam Crescent, Bexhill-On-Sea TN40 2PD

****CASH BUYERS ONLY****

A bright and Spacious 2-Bedroom Flat with Investment Potential

Offered to the market with no onward chain, this bright and spacious two-bedroom flat offers an excellent opportunity for first-time buyers or investors alike.

Accessed via its own private entrance, a flight of stairs leads to the first floor where the accommodation begins. The flat features a generous lounge with elevated views across to Hastings, creating a light and airy living space. The kitchen is functional and offers scope for modernisation, while the bathroom and separate WC add convenience.

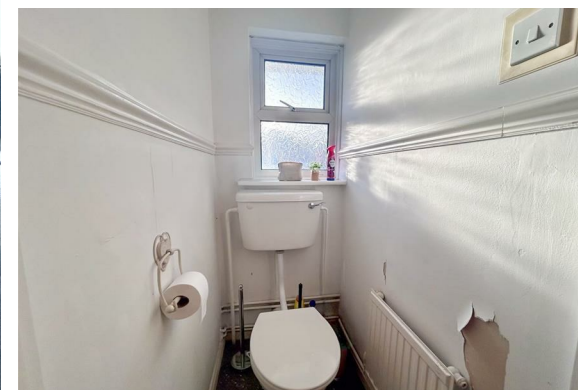
Both bedrooms are well-proportioned and benefit from natural light, making the property feel spacious throughout.

While some updating is required, the flat has been realistically priced to sell and presents fantastic potential to add value. Whether you're looking to step onto the property ladder or secure a solid rental investment, this property is well worth viewing. We have been advised that there are 962 years remaining on the lease.

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.





Lounge
13'10 x 11'11 (4.22m x 3.63m)

Kitchen
9'1 x 6'10 (2.77m x 2.08m)

Bedroom 1
13'7 x 1'10 (4.14m x 0.56m)

Bedroom 2
12'1 x 8'10 (3.68m x 2.69m)

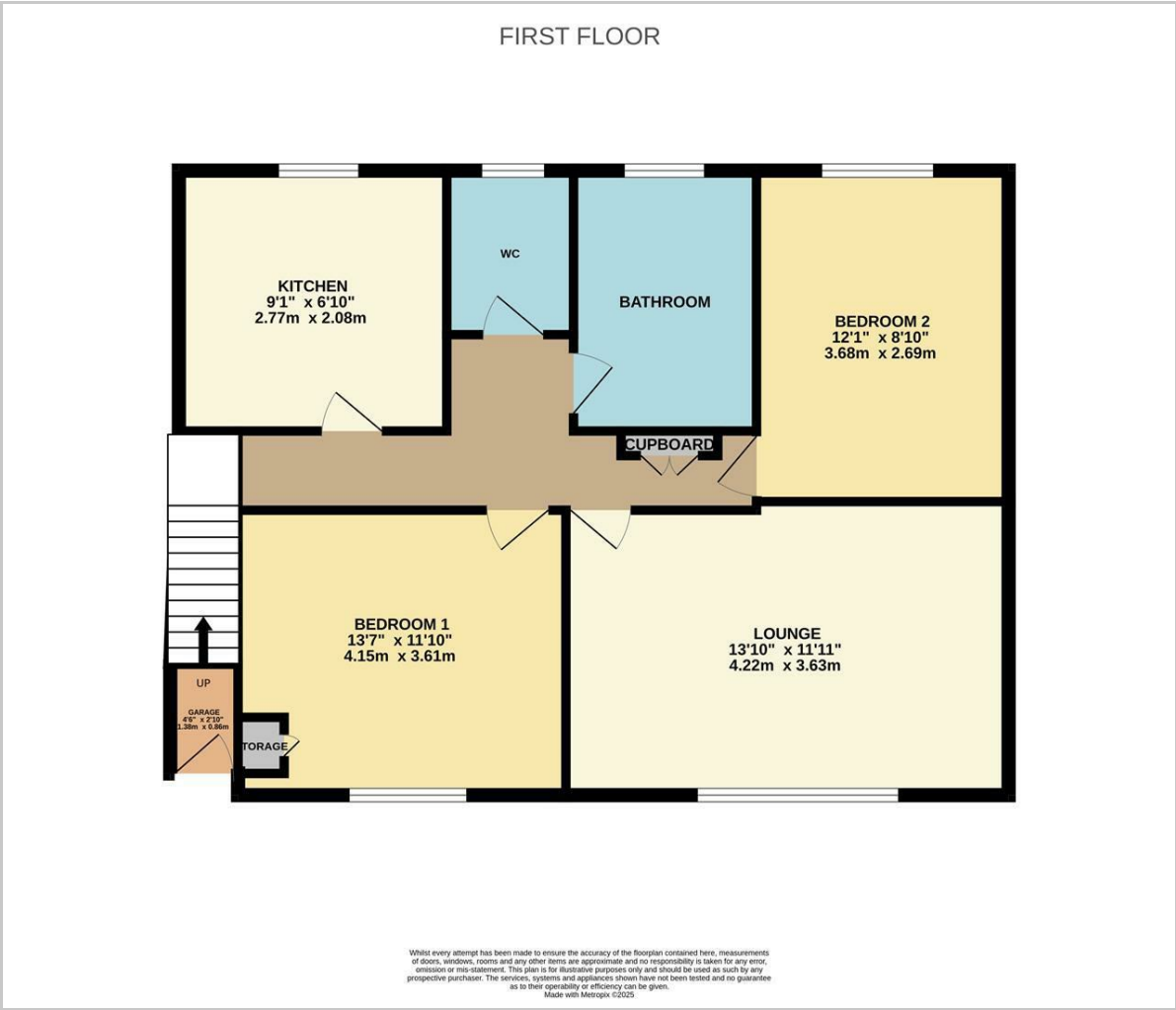
Council Tax Band - A £1,708 per annum

Lease Information

The seller advises that the property is offered as leasehold and has approximately 962 years remaining on the lease. The service charge and ground rent is £1 per annum.



Floor Plan

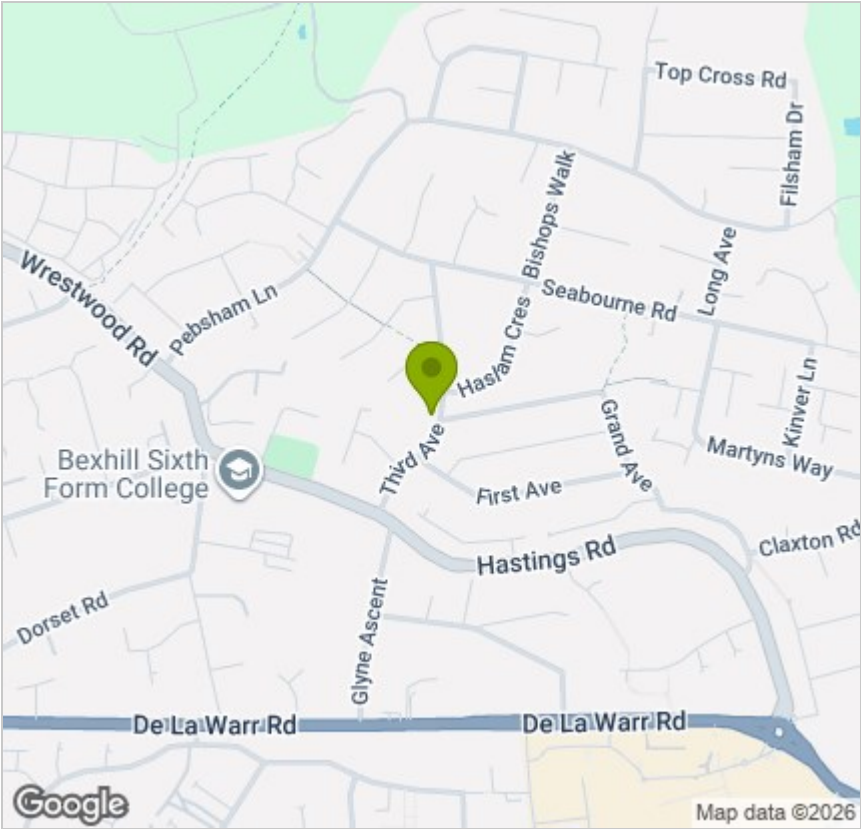


Viewing

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

