

Valuers, Land & Estate Agents

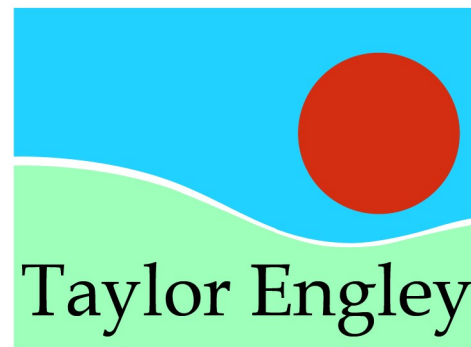
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Flat 2, Howard Lodge 43 Enys Road, Upperton, Eastbourne, East Sussex, BN21 2DH
By Auction £115,000 Leasehold

Being sold via Secure Sale online bidding. Terms & Conditions apply. **GUIDE PRICE £115,000 **CASH BUYERS ONLY**** An excellent opportunity has arisen to acquire this **TWO BEDROOMED FIRST FLOOR VICTORIAN APARTMENT** in the popular Upperton area of Eastbourne. The property is noted to benefit from gas fired central heating, double glazed windows and is considered to be particularly spacious. This split level property comprises a spacious living/dining room, two double bedrooms, kitchen and bathroom. **EPC=C**



The property is located in the convenient Upperton area of Eastbourne. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront being approximately one and a half miles distant.

*** BEING SOLD VIA SECURE SALE ONLINE BIDDING * PERIOD FEATURES * CHAIN FREE *
SPACIOUS ACCOMMODATION * TWO BEDROOMS * HALL * LIVING/DINING ROOM * KITCHEN *
BATHROOM * CONVENIENT LOCATION * CASH BUYERS ONLY ***



AUCTION INFORMATION

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold by traditional auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

The accommodation

Comprises:

Security entry phone system, communal front door opening to:

Communal Entrance Hall

Private front door opening to:

Hall

Security entry phone receiver, large storage alcove, radiator.

Living/Dining Room

20'5 x into bay x 12'4 max (6.22m x into bay x 3.76m max)

Ceiling rose, decorative coving, picture rail, fireplace, radiator, built-in shelving, double glazed Sash windows to front.

Bedroom 2

11'8 x 10'9 (3.56m x 3.28m)

Radiator, double glazed Sash windows to front, ceiling rose, decorative coving, built-in wardrobe.

Bedroom 1

14' x 11'2 (4.27m x 3.40m)

Wash basin, double glazed Sash windows to rear, built-in wardrobe, built-in under window storage, coved ceiling, picture rail, ceiling rose, double radiator.

From hall steps down to:

Kitchen

10'9 x 9'0 (3.28m x 2.74m)

Single drainer stainless steel sink unit, electric slot-in oven and hob, range of wall and base units, washing machine, fridge freezer, double glazed window, radiator.

Bathroom

8'7 x 6'4 (2.62m x 1.93m)

Wash basin, bath with shower attachment, tiled walls, low level wc, double glazed windows, radiator.

Rear Lobby

With Upvc access door to fire escape to rear. Wall mounted Baxi Solo gas boiler for the provision of gas fired central heating and domestic hot water

N.B

We have been informed by our client of the following.

99 years from 11 June 1974

Service Charge: As at October 2024 is £800.00 per year.

Current Ground Rent: £55 per year rising to £70

The overall Buildings Insurance of £2,921.27 for the period 25 June 2023 to 24 June 2024 is divided between the three flats which amounts to 33.3333% = £973.75 per flat.

J Nicholson & Son (Property Management) are the managing agents

(All details concerning the terms of lease and outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

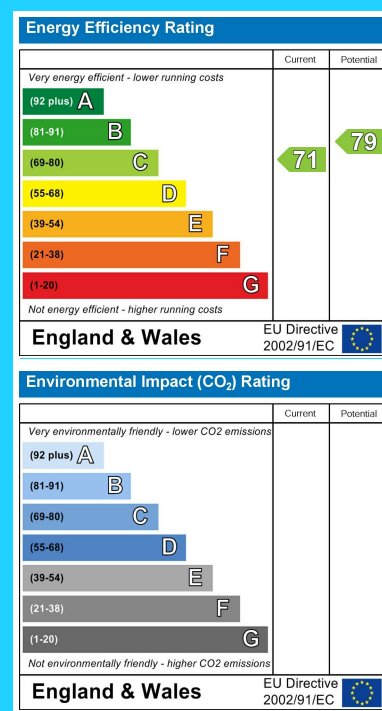
www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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