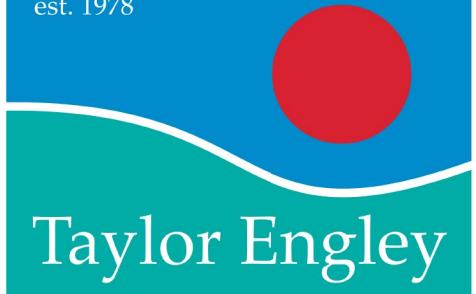


Valuers, Land & Estate Agents
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est. 1978



Flat 10, Trinity House 28 Trinity Trees, Eastbourne, East Sussex, BN21 3LH
By Auction £85,000 Leasehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000. This one bedroom second floor apartment is conveniently located in the popular Trinity Trees area of Eastbourne's Town Centre and is close by to the shop's, restaurants, theatres, Eastbourne's seafront, and mainline railway station. The property benefits from gas central heating and double glazed windows. EPC = C



*** One Bedroom Apartment * Open Plan Living Room/Kitchen * Juliette Balcony * Gas Fired Central Heating * Sealed Unit Double Glazing ***



COMMUNAL ENTRANCE HALL

With post boxes and passenger lift or stairs rising to the second floor.
Door to:

ENTRANCE HALL

Security entry phone system, fuseboard, radiator.

OPEN PLAN KITCHEN / LIVING ROOM

12'7 max x 12'10 max (3.84m max x 3.91m max)
Double glazed window and door overlooking rear of the property,
Juliette balcony, radiator, central heating thermostat, cupboard housing
Worcester wall mounted gas fired boiler and tv points.

KITCHEN AREA

Circular stainless steel sink unit set into work surface with cupboard below, wall mounted cupboards, space and plumbing for a washing machine, electric oven, four burner gas hob with extractor fan over, integrated fridge, door opening from living room area to bedroom.

BEDROOM

13'2 max x 8'2 max (4.01m max x 2.49m max)
(13'x max reducing to 8'11 x 8'2 max)
Radiator, window with outlook to rear and tv point.

BATHROOM

Bath with mixer tap and shower attachment, shower screen, pedestal washbasin with mixer tap, low level wc, tiled walls and chrome effect heated towel rail.

COUNCIL TAX BAND:

This property is currently rated by Eastbourne Borough Council at Band A.

PLEASE NOTE:

Auctioneers Additional Comments

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 either under conditional (Modern) or unconditional (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.

The advertised price is commonly referred to as a 'Starting Bid' or

'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

OUTGOINGS:

We have been advised the half yearly service charge for the period March to September 2025 was £583.12. The annual ground rent is currently £150 per annum. The lease is 125 years from the 24th of June 2004.

(All details concerning the terms of the lease and outgoings are to be verified).

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

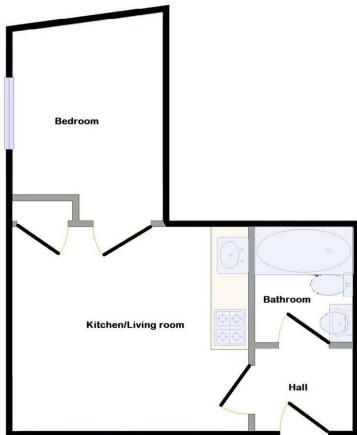
FOR CLARIFICATION:

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 ENGLEY.





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL (01323) 440000 Fax: (01323) 440750