



Farmlands Court Farmlands Close, POLEGATE BN26 5LJ

welcome to

Farmlands Court Farmlands Close, POLEGATE

****Chain Free ****A well-presented one bedroom first floor flat, pleasantly positioned within a quiet cul-de-sac in a popular area of Polegate, with convenient access to local shops, bus services, parks and amenities.



The accommodation benefits from its own private entrance and comprises an entrance hall, spacious lounge/dining room, modern fitted kitchen, double bedroom and contemporary shower room.

A particular feature of the property is the sun terrace, providing a pleasant space for outdoor seating and relaxation.

Further benefits include gas central heating, double glazed windows, communal gardens, parking and a share of the freehold. An internal viewing is highly recommended to fully appreciate this appealing home.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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Farmlands Court Farmlands Close, POLEGATE

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Chain Free
- One Bedroom Flat

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 20 Jul 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PLG107504 - 0003

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