



**Swan Road, Hailsham BN27 2DE**

**welcome to**

**Swan Road, Hailsham**

A well-presented three-bedroom family home, ideally situated in a popular residential location in Hailsham. Offering a spacious living room, modern kitchen/dining room, three bedrooms, and a family bathroom, this property is perfect for first-time buyers, growing families, or investors alike.



## 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.

**Entrance Hall**

**Living Room**

**Dining Room**

**Kitchen**

**First Floor Landing**

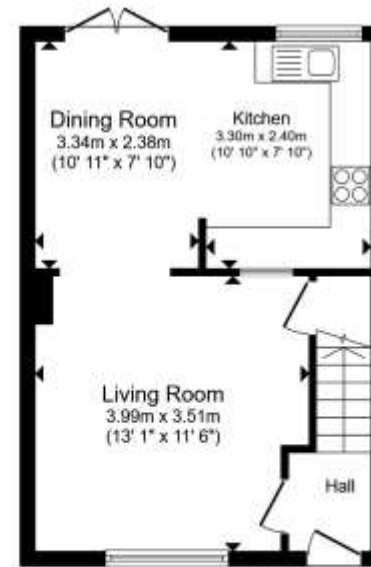
**Bedroom One**

**Bedroom Two**

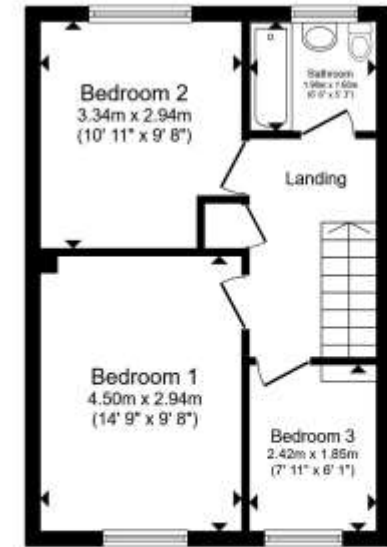
**Bedroom Three**

**Bathroom**

**Rear Garden**



**Ground Floor**



**First Floor**

Total floor area 72.2 m<sup>2</sup> (777 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Swan Road, Hailsham

- Three-bedroom family home
- Spacious living room
- Modern kitchen/dining room
- Family bathroom
- Well-proportioned accommodation throughout
- Popular residential location
- First-time buyers, families, or investors
- Close to local schools, shops and amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

HAI110682 - 0002

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