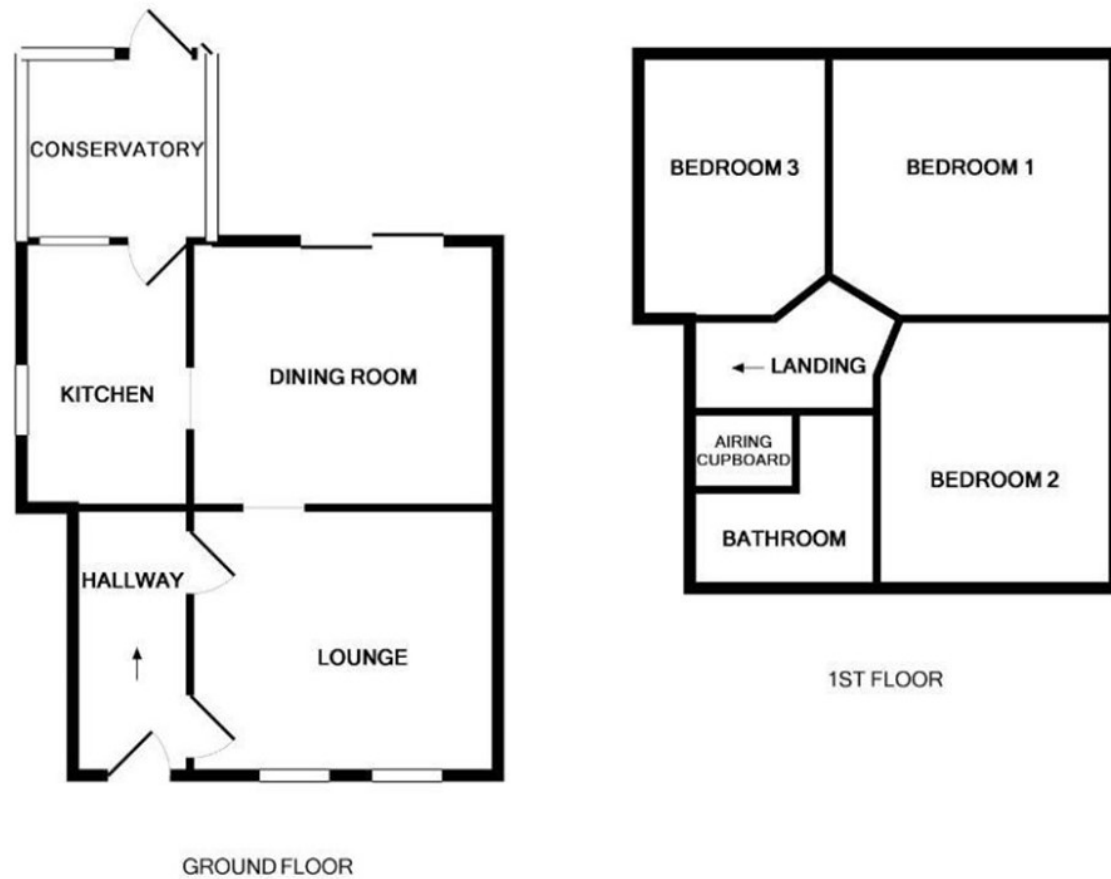
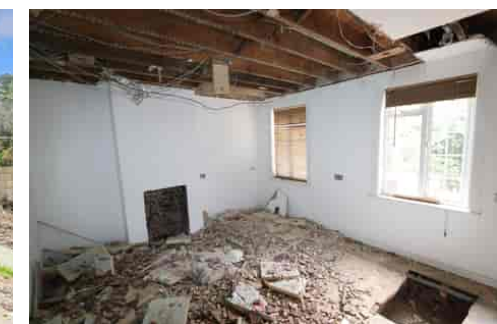


NB. The floorplan indicates the layout before damages



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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9 Eatenden Lane, Mountfield TN32 5LT

oieo £250,000 freehold

Renovation Project - Cash buyers only.

A three bedroom semi-detached period property that stands elevated in a popular rural location with a large area of garden and a Right of Way to parking at the rear.

Semi-Detached
 Cash Buyers Only

3 Bedrooms
 Large Garden

2 Reception Rooms
 Parking

Sale Under Court Order
 Renovation Project

Description

CASH BUYERS ONLY.

By order of the High Court, Campbells have been instructed to sell 9 Eatenden Lane subject to strict criteria following a long standing boundary dispute. The property is in need of full renovation and offers are invited from cash buyers to restore the property for their own occupation.

Presenting brick and pebble dash rendered elevations, the roof has recently been replaced but the remainder of the property will require an extensive program of improvement to include ceilings, a replacement staircase, window joinery, heating and electrics as well as general fixtures and fittings. The original layout provided two reception rooms, a small kitchen and three first floor bedrooms with a bathroom.

Before sale certain areas will need to be addressed to include the replacement of the bank that has been removed at the front of the property, demolition of an unlawful single storey extension, correct chimney support and general site clearance. Some of these works will be completed before sale whilst some items will be a condition of sale. Full details are yet to be finalised.

Directions

From the A2100 take the turning signposted to British Gypsum and turn left into the track which leads to number 9. Alternatively park in front of the property on Eatenden Lane. What3Words: ///chuckling.whistle.irritate

THE ACCOMMODATION

With approximate dimensions is approached via double glazed door to

ENTRANCE HALL

With stairs (partially removed) to first floor landing.

SITTING ROOM

13' 2" x 12' 0" (4.01m x 3.66m) 2 windows to front, fireplace, under stairs cupboard that previously housed the gas fired boiler. Door to

DINING ROOM

11' 10" x 11' 10" (3.61m x 3.61m) connecting door to

UTILITY/WC

10' 1" x 8' 5" (3.07m x 2.57m) With window to side. WC.

FIRST FLOOR LANDING

BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m) With windows to rear.



BEDROOM

11' 8" x 10' 0" (3.56m x 3.05m) Window to front.

BEDROOM

11' 8" x 9' 0" (3.56m x 2.74m) Window to rear.

SHOWER ROOM

8' 4" x 8' 4" (2.54m x 2.54m) Obscured window to front.

BOUNDARIES

Reinstatement of the boundary and correction of the levels between the gardens of No 9 and No 10 will be the responsibility of the vendors. At completion the buyer will be required to enter into a binding party wall agreement and boundary agreements dealing with boundaries between the gardens of No 9 and No 10 and between the garden of No 9 and the track in terms acceptable to the vendors.

OUTSIDE

The property stands elevated above Eatenden Lane and the garden extends to the road but other residences have a Right of Way over the pathway. To the rear is an area of lawn that rises up to where there is space to provide parking on land within the title to the property.



NOTE

The property has the benefit of a right of way over a track at the rear of the property on foot or by vehicles subject to the obligation to contribute equally towards the cost of upkeep of the track with other owners of properties enjoying the same right of use. There is no right to park or store materials on the track.

COUNCIL TAX

Rother District Council
Band C - £2,134.13

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.