



Surrey Road, Cliftonville, Margate

Guide Price £500,000

8 bedroom semi-detached house for sale | Freehold **SSTC**

CURRENTLY COMPRISED:

1 x 3 bedroom house,
2 x 2 bedroom apartments
1 x 1 bedroom apartment.

All with own entrances along with parking and one apartment with tenant in situ. This could be a perfect family home, investment or development opportunity.

FOR SALE BY TRADITIONAL AUCTION

Auction date is Thursday 1ST JULY at 16:00

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE ASKING PRICE. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

House

Hall

w: 2m x l: 6.1m (w: 6' 7" x l: 20')

Lounge

w: 4.4m x l: 4.3m (w: 14' 5" x l: 14' 1")

Kitchen/diner

w: 3.7m x l: 4.6m (w: 12' 2" x l: 15' 1")

Utility Room

w: 2m x l: 2.4m (w: 6' 7" x l: 7' 10")

Lower Ground Floor

Cellar

w: 2m x l: 6.1m (w: 6' 7" x l: 20')

FIRST FLOOR:

Bathroom

w: 1.9m x l: 3m (w: 6' 3" x l: 9' 10")

Bedroom 2

w: 4.2m x l: 4.5m (w: 13' 9" x l: 14' 9")

Bedroom 3

w: 3.7m x l: 4.4m (w: 12' 2" x l: 14' 5")

Cupboard

w: 1.8m x l: 0.9m (w: 5' 11" x l: 2' 11")

SECOND FLOOR:**Bedroom 1**

w: 5.3m x l: 4.9m (w: 17' 5" x l: 16' 1")

En-suite

w: 1.4m x l: 2.5m (w: 4' 7" x l: 8' 2")

Flat 3**Hall****Kitchen/lounge**

w: 4.4m x l: 7m (w: 14' 5" x l: 23')

Cupboard**Bedroom 1**

w: 3.5m x l: 3.5m (w: 11' 6" x l: 11' 6")

Bedroom 2

w: 3.4m x l: 2.8m (w: 11' 2" x l: 9' 2")

Bathroom

w: 1.5m x l: 1.8m (w: 4' 11" x l: 5' 11")

Flat 2**Hall**

w: 2.5m x l: 3.6m (w: 8' 2" x l: 11' 10")

Bathroom

w: 2.4m x l: 2.4m (w: 7' 10" x l: 7' 10")

Bedroom 2

w: 2.3m x l: 3.7m (w: 7' 7" x l: 12' 2")

Lounge

w: 4.2m x l: 6m (w: 13' 9" x l: 19' 8")

Bedroom 1

w: 4.6m x l: 3.2m (w: 15' 1" x l: 10' 6")

Flat 1**Hall**

w: 2.5m x l: 2.4m (w: 8' 2" x l: 7' 10")

Kitchen

w: 2.5m x l: 1.9m (w: 8' 2" x l: 6' 3")

Lounge

w: 4.3m x l: 3.7m (w: 14' 1" x l: 12' 2")

Bedroom 1

w: 2.8m x l: 5.1m (w: 9' 2" x l: 16' 9")

En-suite

w: 1.7m x l: 1.7m (w: 5' 7" x l: 5' 7")

Garage

w: 5m x l: 9m (w: 16' 5" x l: 29' 6")



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

