



HUNTERS[®]
HERE TO GET *you* THERE



Seaway Road, St. Marys Bay, Romney Marsh

By Auction £210,000



Nestled in the charming area of St. Marys Bay, Romney Marsh, and close to the local beach and seaside, this delightful detached bungalow on Seaway Road is available with no forward chain. Requiring updating and modernisation, the living space provides, sitting room, three bedrooms, kitchen with utility area and bathroom.

The property, has parking space for several cars on the in out driveway.

There are gardens to front and rear, lawn areas and storage sheds. Pathway to and from front elevation. There is a gas central heating system, and double glazing.

St. Mary's Bay offers a selection of local shops and amenities. You could visit and ride the famous Romney Hythe and Dymchurch steam railway. The larger town of New Romney is approximately 10 minutes away by car and offers a far greater selection of shopping facilities including a Sainsbury's store and both Secondary and Primary schooling; further Primary schooling is also available in the nearby village of Dymchurch which also offers a small selection of shops together with a Tesco mini store.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

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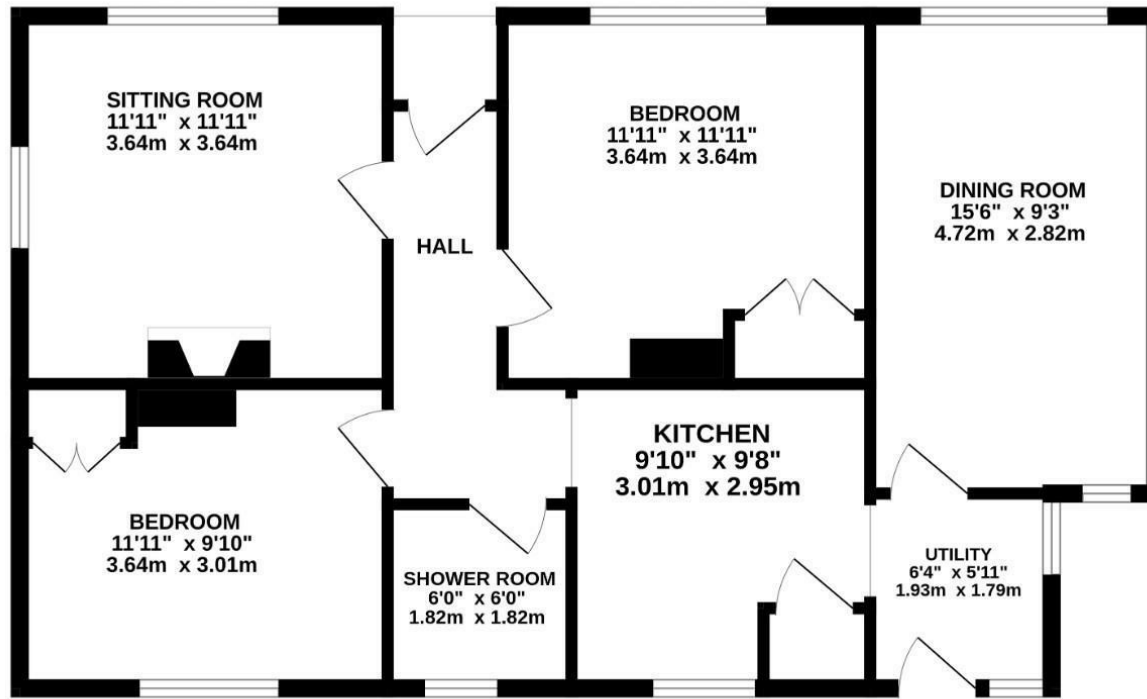
KEY FEATURES

- FOR SALE VIA MODERN METHOD OF AUCTION
- THREE BEDROOMS - SITTING ROOM - KITCHEN
- DOUBLE GLAZING - GAS CENTRAL HEATING
- GARDENS TO FRONT AND REAR
- IN OUT DRIVEWAY FOR UP TO THREE VEHICLES
- NO FORWARD CHAIN

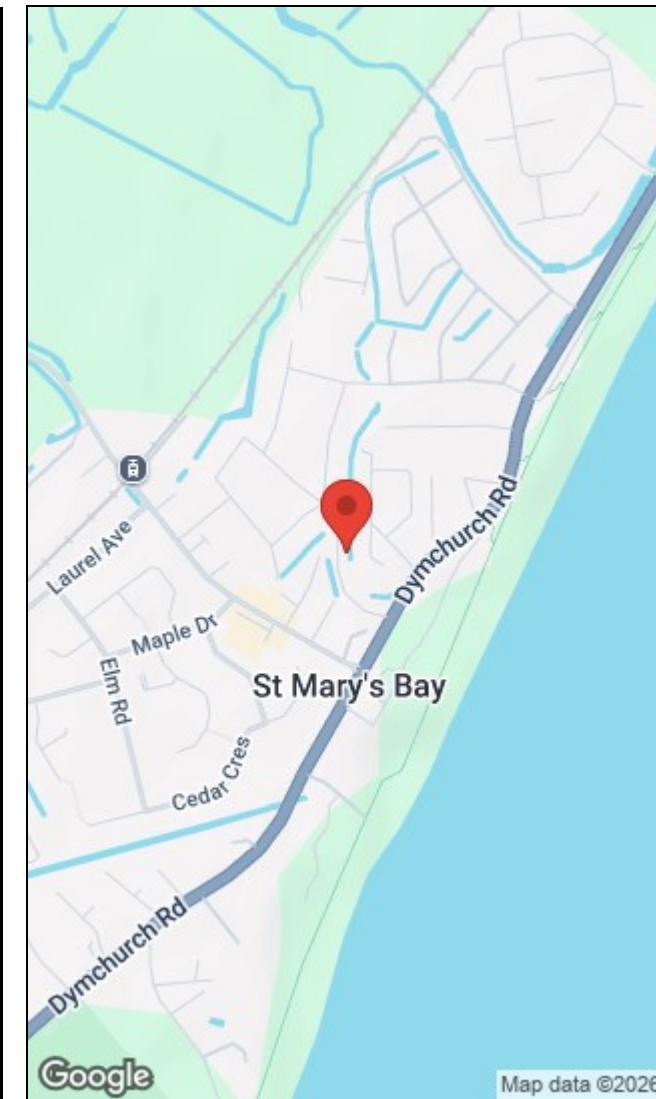




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	78		
	53		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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