



OAKFIELD



Highlands Gardens, St. Leonards-On-Sea TN38 0HT

Auction Guide £295,000



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Characterful and unique three bedroom first floor flat situated in the popular area of Burton St Leonard's and set within a Grade II listed building built in the 1880's. In the heart of St Leonards this property is within easy reach of all the quality and quirky benefits St Leonards has to offer.

Set across the first floor of this historic and beautiful building, this property boasts an entrance hall leading into a spacious living room with a bay fronted window and original feature fireplace, fitted kitchen with a range of oak base cabinets with cupboards, drawers and laminate worktop. Generous sized bathroom, three double bedrooms all of which benefit from characterful features. You will also find a separate utility room which has plumbing for a washing machine and storage area.

Externally the property features a communal garden with steps to main door, mainly laid to lawn with well stocked flower and shrub borders. A gravel driveway from the road leads to a rear carp which proved an allocated parking space.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment





Bedroom 1
18'0" x 12'2" (5.51m x 3.73m)

Bedroom 2
17'7" x 15'6" (5.37m x 4.74m)

Bedroom 3
14'0" x 12'11" (4.27m x 3.95m)

Kitchen
11'10" x 6'6" (3.63m x 2.00m)

Living Room
23'9" x 16'3" (7.24m x 4.96m)

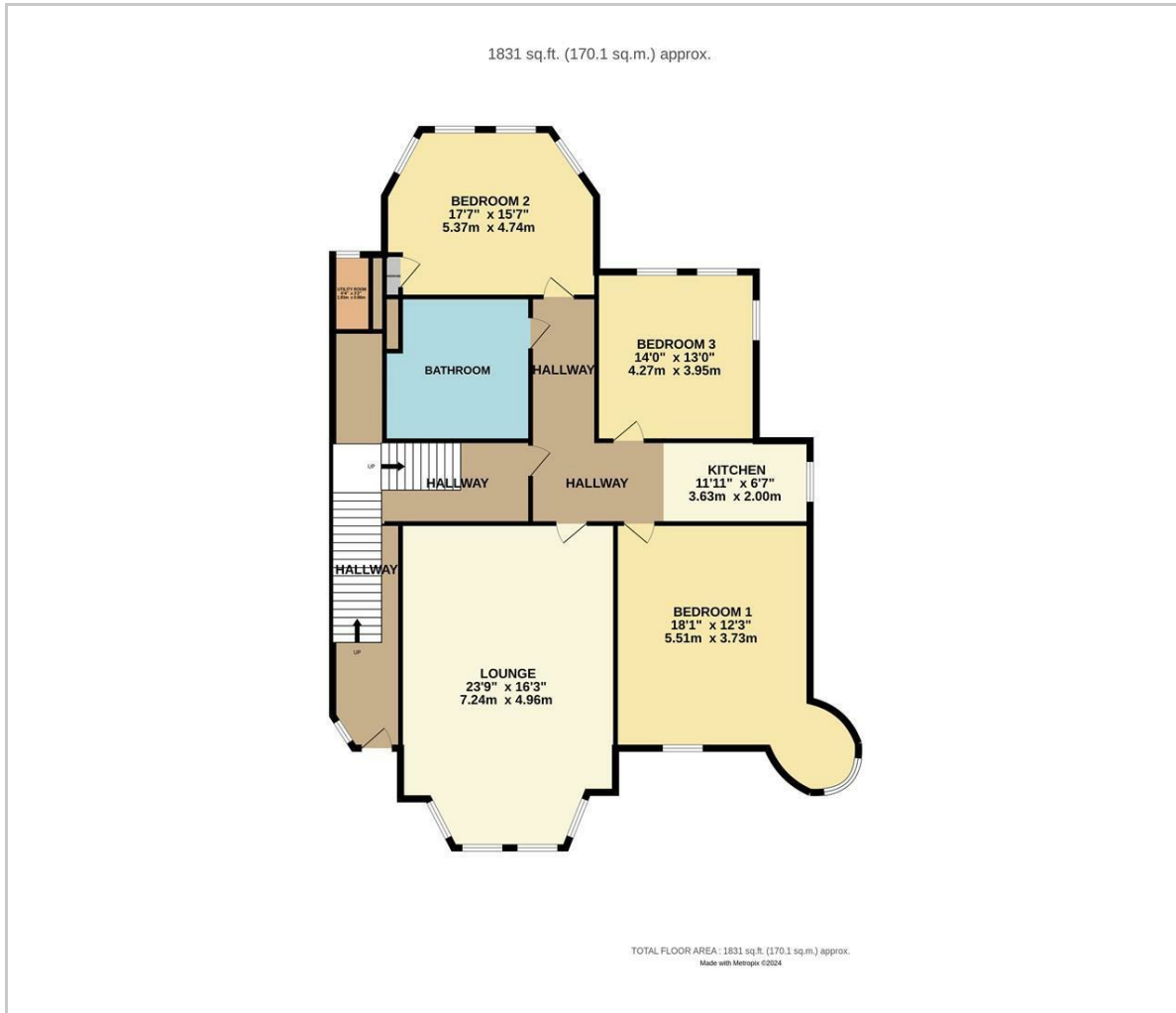
Council Tax Band - B £1897 Per year

Lease Information

The seller advises that the property is offered as leasehold and has approximately 951 years on the lease. The service charge is £4,500 per annum and a ground rent of £40 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



Viewing

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

