



OAKFIELD



Warrior Square, St. Leonards-On-Sea TN37

Auction Guide £140,000





## Warrior Square, St. Leonards-On-Sea TN37

Lower ground floor two bedroom flat located in the desirable Warrior Square, St Leonards On Sea. With the seafront on your door step, you are also within easy reach of local amenities, coffee shops, restaurants and Warrior Square train station.

Accommodation comprises of bay fronted living room and fitted kitchen with matching wall and base units. Two bedrooms, fitted bathroom with a shower over the bath.

This property is a fantastic investment opportunity with scope to improve throughout, this property is also being sold chain free!

\*For sale by modern method of auction:  
Starting bid price: £150,000 plus reservation fee.\*

### Auction Notes:

Starting Bid and Reserve Price

\*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.







### Living Room

16'4" x 18'4" (4.98m x 5.59m )

### Kitchen

9'9" x 8'3" (2.97m x 2.51m)

### Bedroom 1

16'5" x 13'3" (into bay (5.00m x 4.04m  
(into bay)

### Bedroom 2

12'2" x 7'0" (3.71m x 2.13m)

### Bathroom

**Council Tax Band A - £1,702.76 Per Annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 100 years remaining on the lease and the maintenance is approximately £1944,27 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

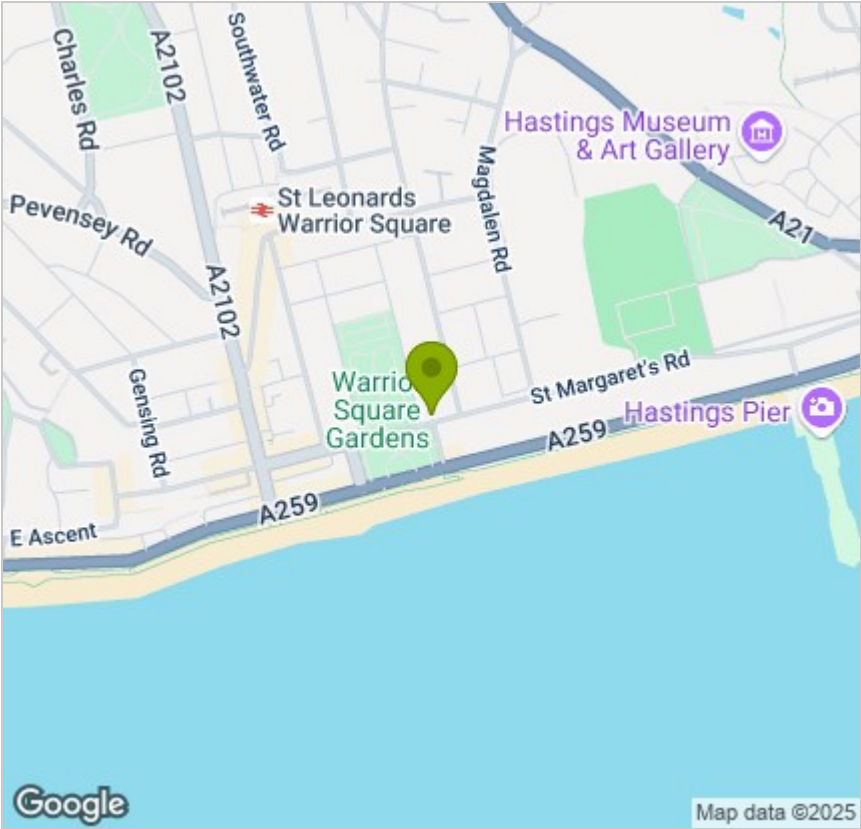


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

