



**Norfolk House Ellenslea Road, St. Leonards-On-Sea TN37 6HZ**

**welcome to**

**Norfolk House Ellenslea Road, St. Leonards-On-Sea**

This one bedroom second floor flat with sea views is only a short walk from Hastings sea front, the property has access to local shops and transportation links such as Warrior Square train station. Access from communal front door into communal entrance hall with staircase up to second floor, Private front door into entrance hall with doors leading off to lounge, kitchen, bedroom and bathroom. Additionally the property benefits from communal gardens as well as an allocated parking space, call us on 01424 722177 to enquire further!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Communal Entrance

Access via communal front door into entrance hall with staircase rising to upper floor

## Entrance Hall

Access via private front door into entrance hall with storage heater, emersion/airing cupboard and carpet.

## Lounge

16' 6" x 11' 2" ( 5.03m x 3.40m )

Double glazed window to rear aspect with sea views, storage heater and carpet.

## Kitchen

12' 10" x 6' 5" ( 3.91m x 1.96m )

Double glazed window to rear aspect with sea views, wall and base units with one bowl sink and drainer unit, space for freestanding white goods, oven, electric hob, tiled splashbacks and tiled flooring.

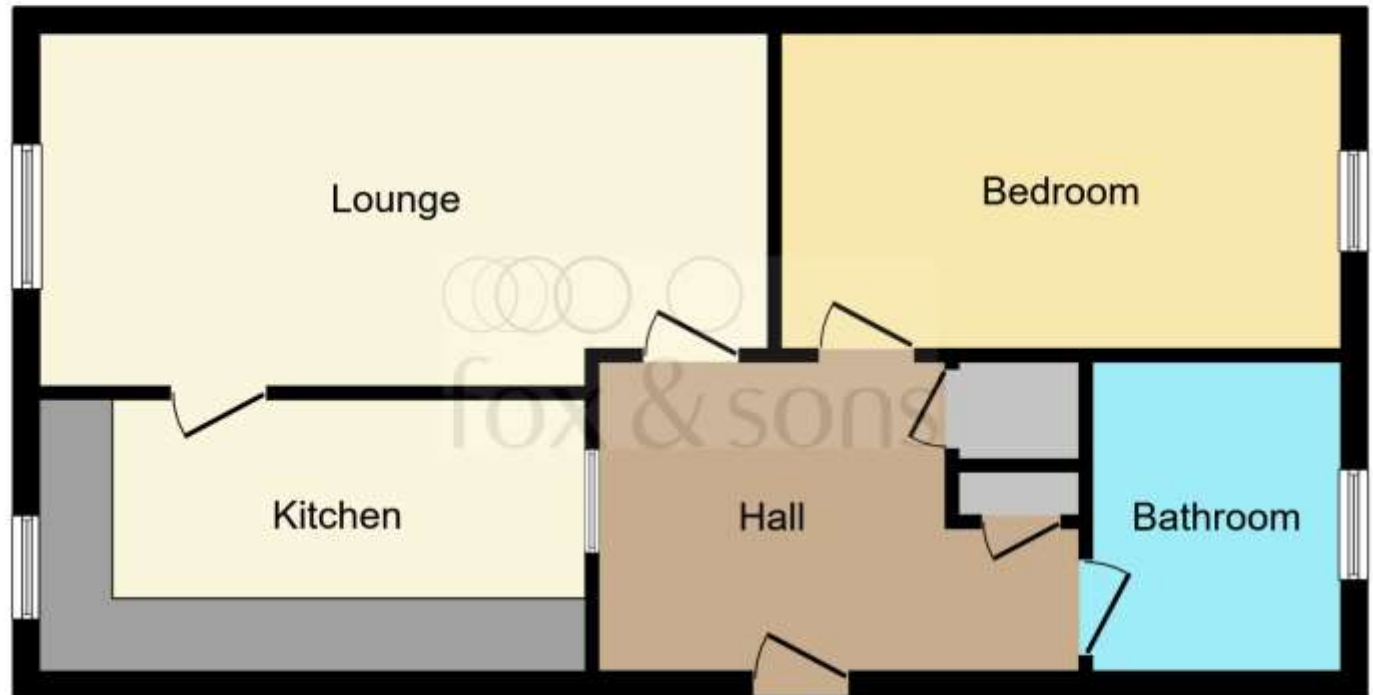
## Bedroom

12' 5" x 9' 5" ( 3.78m x 2.87m )

Double glazed window to front aspect, storage heater and carpet.

## Bathroom

Panelled bath with electric shower over, wc, pedestal wash hand basin, double glazed window to front aspect and tiled flooring.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Norfolk House Ellenslea Road, St. Leonards-On-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Second Floor Flat
- One Bedroom
- Sea Views From Lounge
- Fitted Kitchen
- Communal Gardens
- Allocated Parking Space

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121465 - 0002

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