



**Douce Grove, St. Leonards-On-Sea TN38 0YH**

**welcome to**

**Douce Grove, St. Leonards-On-Sea**

This two bedroom semi-detached bungalow is situated in this highly sought after location in West St. Leonards close to local amenities, bus routes to Hastings Town Centre and mainline railway station. The Property has the benefits of gas central heating, double glazing, conservatory, fitted kitchen & wet room, allocated parking space and front and rear gardens. Please call sole agents today to arrange your viewing.



## 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.

## Access Via

Private front door into

## Entrance Hall

Having wall mounted centrally heated radiator, trap hatch to loft space and doors off to the following;

## Kitchen

11' 4" max x 7' 5" ( 3.45m max x 2.26m )

Double glazed window to the front aspect, matching wall and base units incorporating a sink and drainer unit, space and plumbing for washing machine, space for tall fridge/freezer.

## Living Room

15' 1" x 11' 1" ( 4.60m x 3.38m )

Sliding patio doors through to conservatory

## Conservatory

12' x 8' ( 3.66m x 2.44m )

Tiled flooring and double glazed door providing access into rear garden.

## Bedroom One

14' x 8' 10" ( 4.27m x 2.69m )

Double glazed window to rear aspect and radiator.

## Bedroom Two

9' x 8' ( 2.74m x 2.44m )

Double glazed window to the front aspect.

## Wet Room

Matching white suite comprising off a low level wc, wash hand basin, towel rail, extractor fan, double glazed obscured window to the front aspect.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



Total floor area 66.2 sq.m. (713 sq.ft.) approx

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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## Douce Grove, St. Leonards-On-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN & WET ROOM
- CONSERVATORY
- FRONT & REAR GARDENS
- ALLOCATED PARKING SPACE
- HIGHLY SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121460 - 0004

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