



**Filsham Road, St. Leonards-On-Sea TN38 0PA**



**welcome to**

**Filsham Road, St. Leonards-On-Sea**

This Grand four bedroom maisonette comes with off road parking, private area of garden and SHARE OF FREEHOLD in St Leonard's within walking distance to West St Leonard's train station.



## 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 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 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 Entrance Hall / Dining Room

15' 7" x 13' 4" ( 4.75m x 4.06m )

## Lounge

13' 9" x 13' 5" ( 4.19m x 4.09m )

## Kitchen

12' 1" x 11' 5" ( 3.68m x 3.48m )

## Bedroom One

14' 2" x 12' 6" ( 4.32m x 3.81m )

## Bedroom Two

12' 5" x 11' 1" ( 3.78m x 3.38m )

## Landing Bathroom Bedroom Three

11' x 7' 8" ( 3.35m x 2.34m )



Total floor area 157.9 sq.m. (1,700 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Filsham Road, St. Leonards-On-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BEDROOM
- TWO STOREY MAISONETTE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS120684 - 0009

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