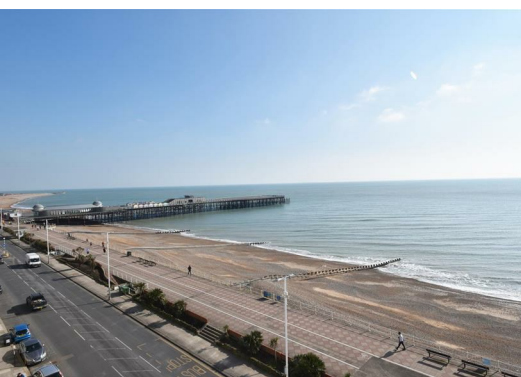




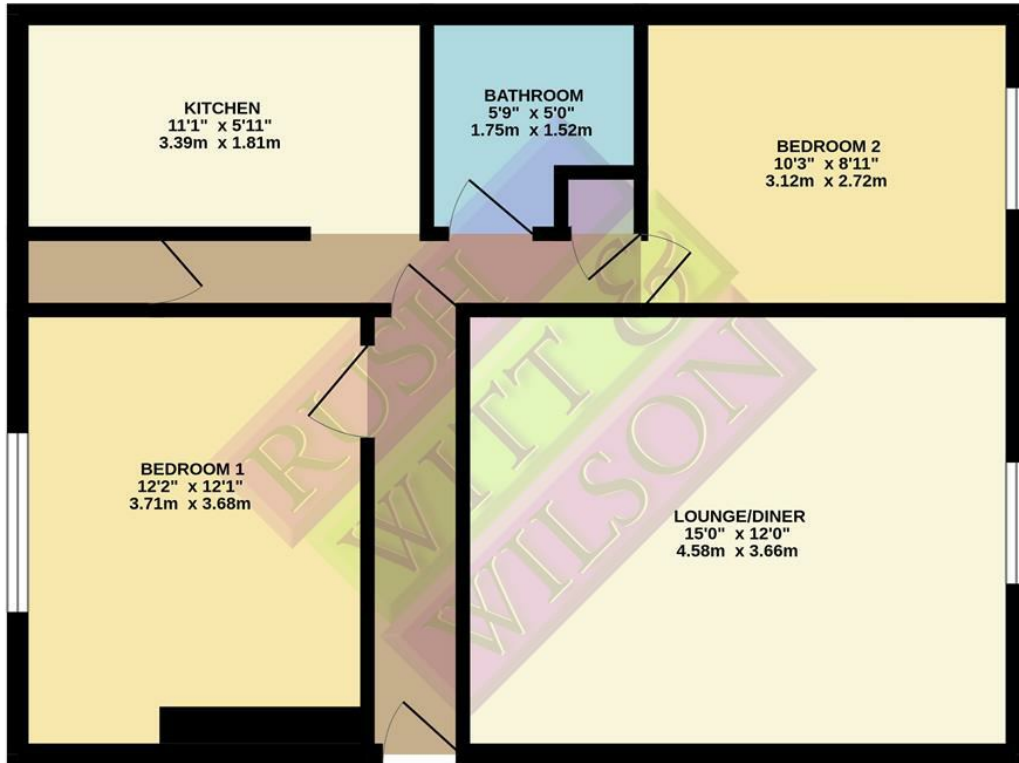
Flat 9 Moreton Court, 40-41 Eversfield Place, St. Leonards-On-Sea, East Sussex TN37 6DB By Auction £160,000 - £250,000

Enjoying fantastic elevated views to the sea and across St Leonards Promenade. Rush Witt & Wilson welcome to the market this spacious and well presented two bedroom top floor apartment offered for sale with no onward chain and a share of freehold. The well appointed accommodation comprises via the communal entrance, entrance hallway, lounge with direct sea views, fitted kitchen, bathroom and two bedrooms. Found directly on St Leonards promenade it affords ease of access to local amenities and is just a short distance from the mainline railway station at St Leonards Warrior Square. Early internal viewings come highly recommended via appointed sole agents Rush Witt & Wilson.

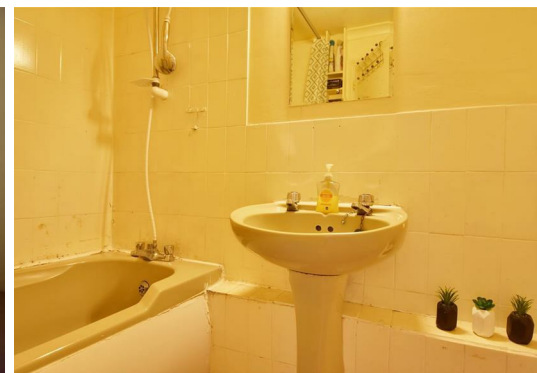
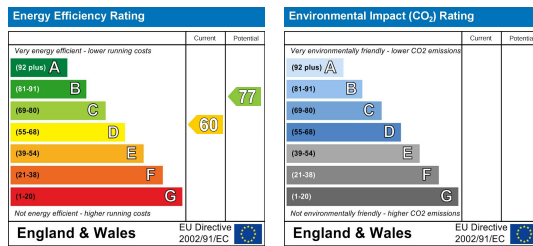
This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding. The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £300 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2023



**RUSH
WITT &
WILSON**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**