

**RUSH  
WITT &  
WILSON**



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**6 Spring Street, St. Leonards-On-Sea, TN37 6JF  
Guide Price £110,000**



Rush Witt & Wilson welcome to the market this IDEAL PROJECT home to apply your own stamp too. This home is an END OF TERRACE house that offer the next purchaser the perfect opportunity to create and modernise throughout. The living room, kitchen and bathroom are located on the ground floor with TWO BEDROOMS locate on the first floor. Cal us now to arrange your viewing.

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.



**Hallway**

21'7 x 2'8 (6.58m x 0.81m)

**Living Room**

9'8 x 10'3 (2.95m x 3.12m)

**Kitchen**

7'10 x 9'1 (2.39m x 2.77m)

**Inner Hallway**

2'9 x 6'1 (0.84m x 1.85m)

**Bathroom**

5'8 x 6'1 (1.73m x 1.85m)

**First Floor****Landing****Bedroom**

9'9 x 13'5 (2.97m x 4.09m)

**Bedroom**

7'10 x 12'9 (2.39m x 3.89m)





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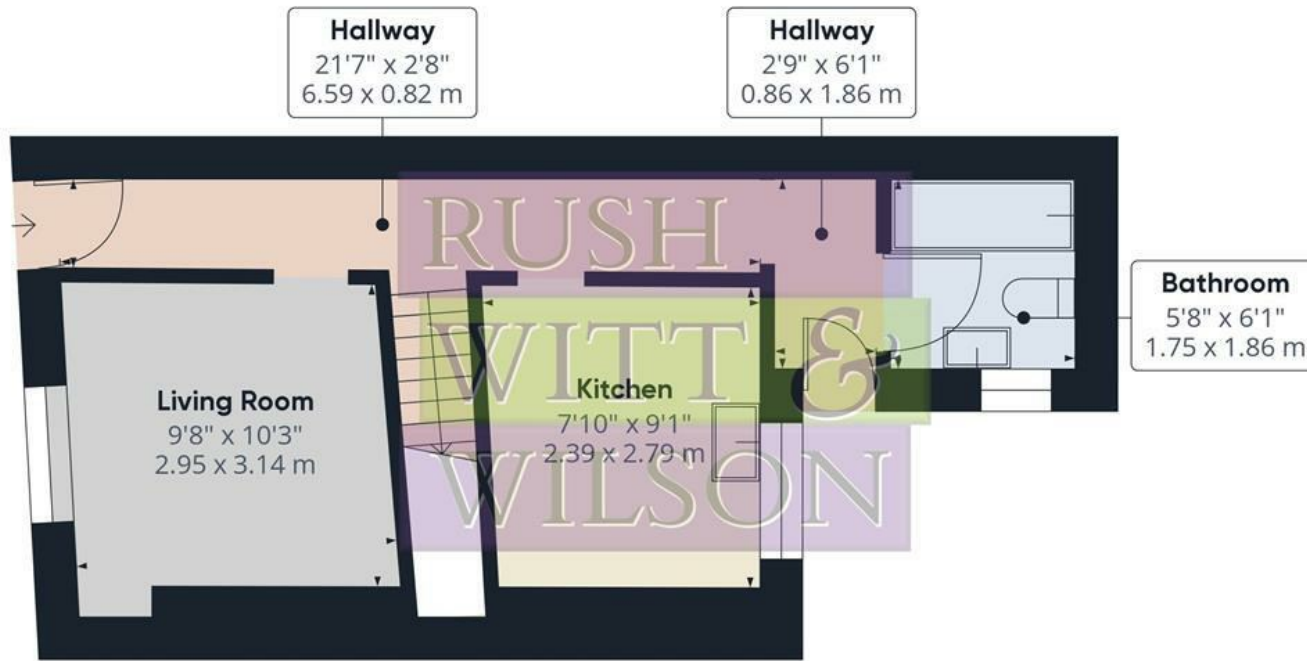
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Floor 0



Landing

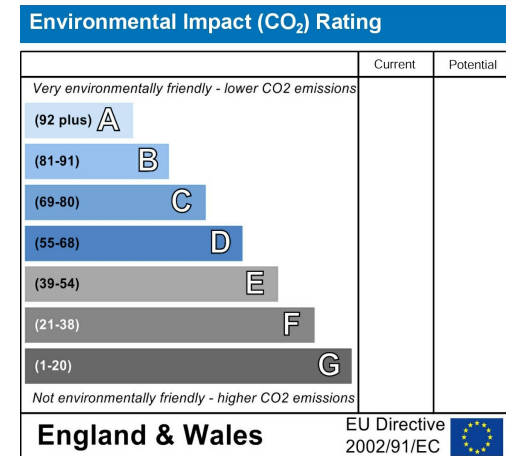
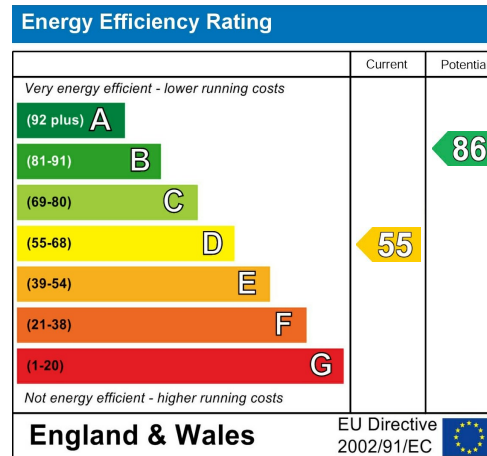
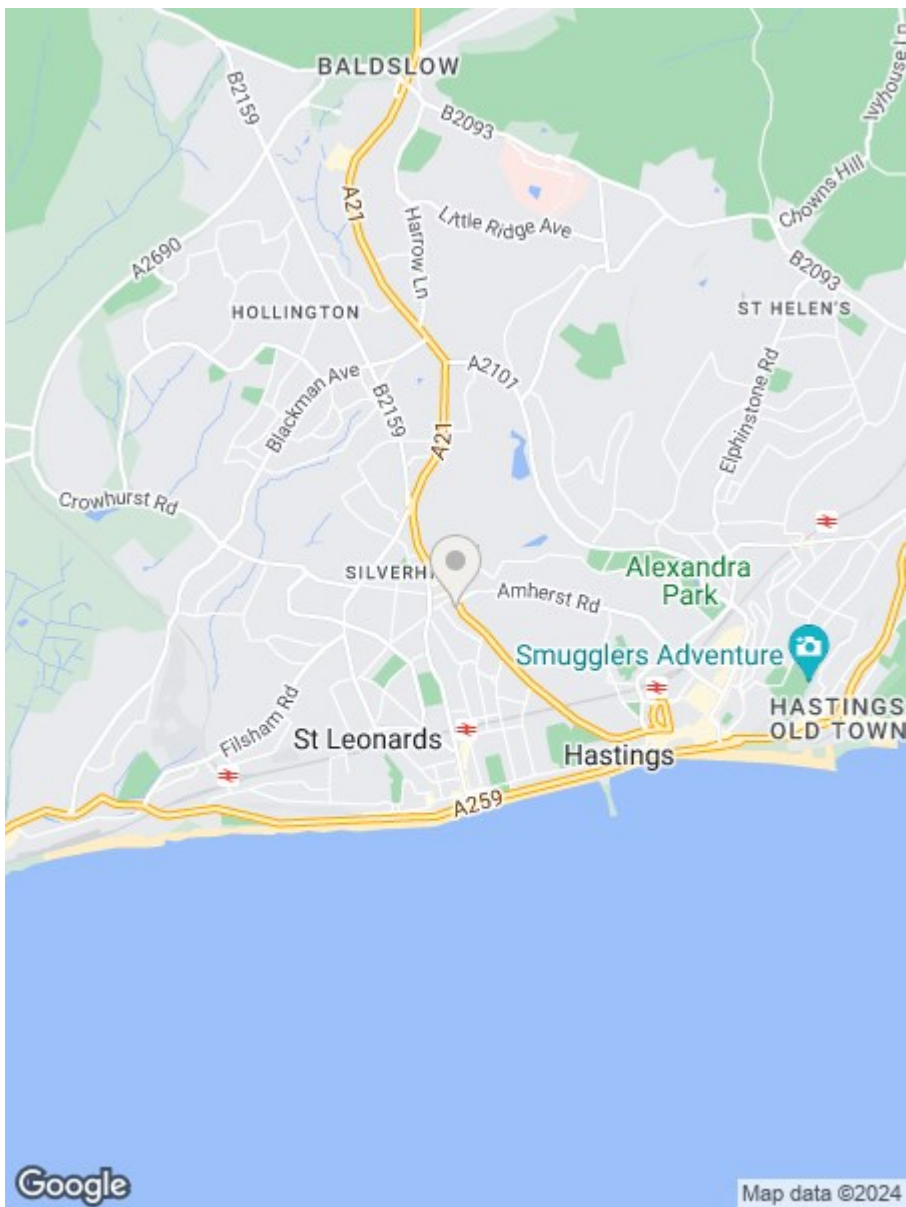
Floor 1

**Approximate total area<sup>(1)</sup>**  
556.72 ft<sup>2</sup>  
51.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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