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6 Buckingham Road, St. Leonards-On-Sea, TN38 9QE  
Guide Price £130,000

**\*RENOVATION PROJECT\*** Rush Witt & Wilson welcome to the market this CHAIN FREE bungalow located in a residential area requiring modernisation. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts two cosy bedrooms, providing ample space for a growing family or visiting guests. The property also features a garage and parking for a vehicle in front of the garage. Although some modernisation is required, this presents an exciting chance to put your own stamp on the property and create a space that truly reflects your style and preferences. One of the standout features of this bungalow is the raised outside space, offering a lovely spot to enjoy a morning coffee or soak up the sunshine on a lazy afternoon. Don't miss out on the opportunity to transform this property into your ideal home. Contact us today to arrange a viewing and start envisioning the possibilities. We look forward to showing you around.

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.







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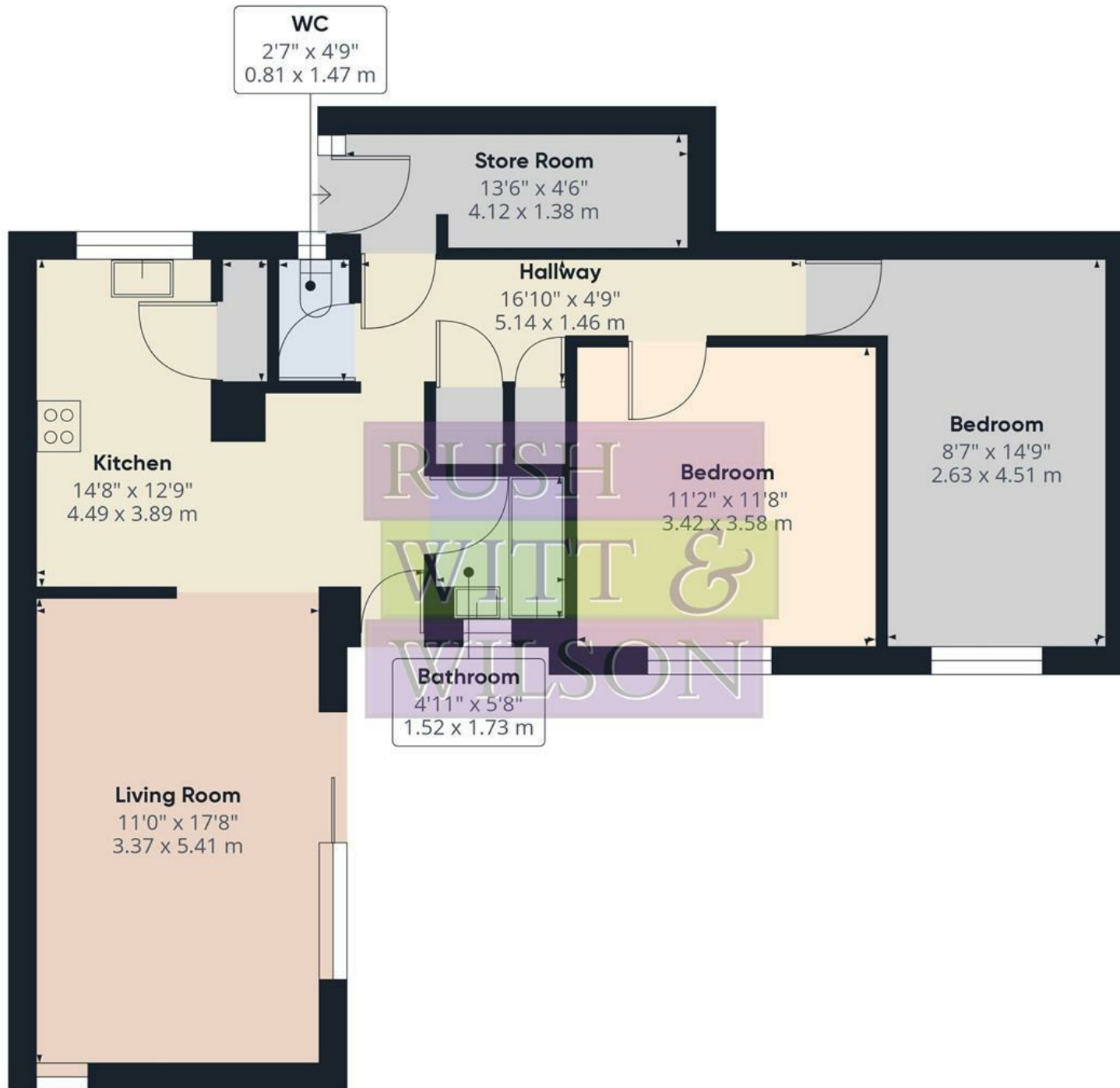
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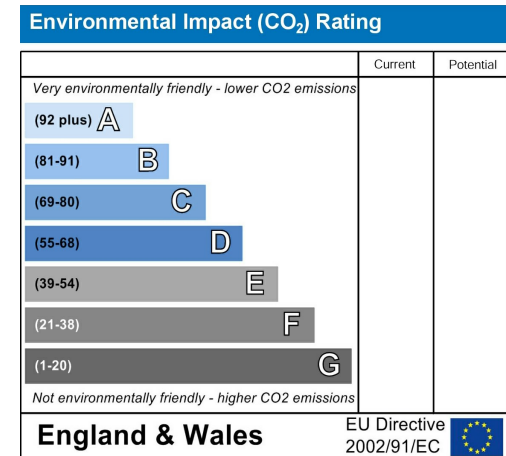
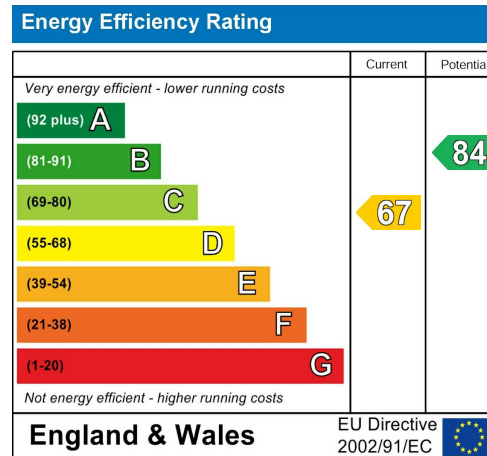
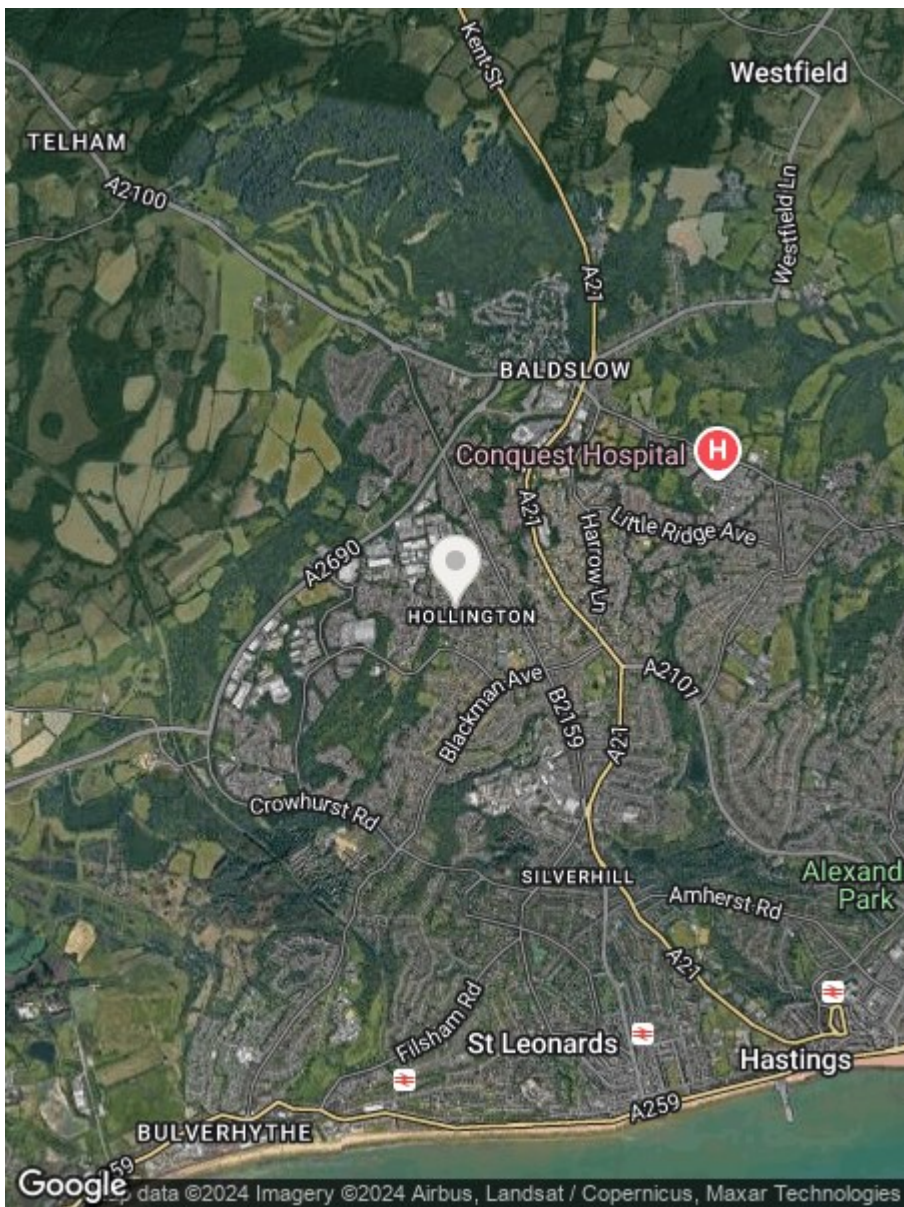
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**Approximate total area<sup>(1)</sup>**  
 808.14 ft<sup>2</sup>  
 75.08 m<sup>2</sup>

(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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