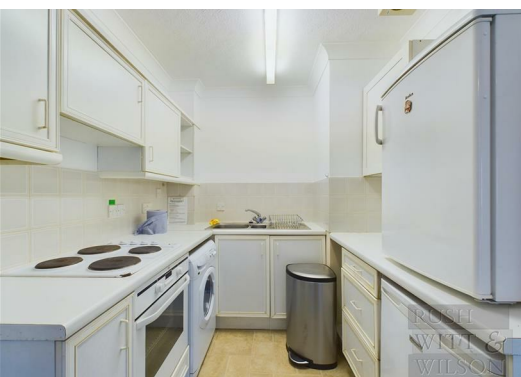




16 St. Marys Court, Terrace Road, St. Leonards-On-Sea, TN37 6QL Guide Price £25,000

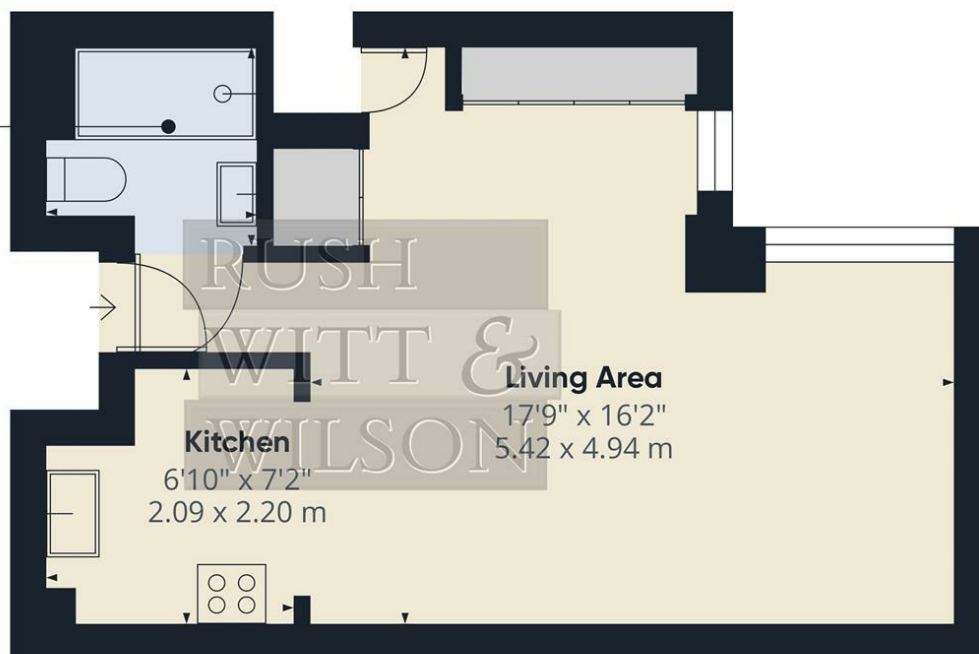
****CHAIN FREE**** This studio apartment in St. Mary's Court is perfect for a single resident seeking to downsize or retire by the seaside. Located at the base of Warrior Square Gardens, the building enjoys a prime position near local amenities, the seafront, the mainline railway station, and a diverse selection of shops, restaurants, and cafés. St. Mary's Court provides a secure and comfortable setting, ideal for those looking to unwind. It features a communal residents' lounge and six parking spaces, available on a first-come, first-served basis. The apartment is well-maintained, offering a clean living area, a functional kitchen, and a modern, newly fitted shower room. We look forward to showing you around this property within St Marys Court, Terrace Road.

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 £6,600 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.



Shower Room

6'2" x 5'5"
1.88 x 1.66 m



Kitchen

6'10" x 7'2"
2.09 x 2.20 m

Living Area

17'9" x 16'2"
5.42 x 4.94 m

Approximate total area[®]

329.81 ft²
30.64 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

