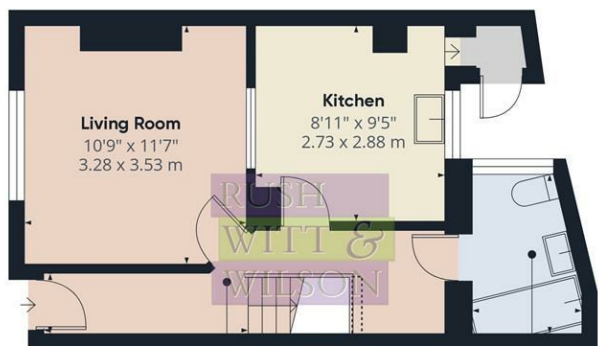




**140 Old London Road,
Hastings, TN35 5LX
£125,000**

This three-bedroom house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation throughout, it offers a blank canvas for imaginative buyers eager to infuse their personal style and taste. Upon entering, you will find a spacious living room, the kitchen, though in need of updating, holds the potential to become a delightful culinary space, perfect for family meals and entertaining friends. The three well-proportioned bedrooms provide ample space for rest and privacy, making this home ideal for families or those seeking extra room for guests or a home office. The family bathroom, while functional, also awaits a fresh touch to transform it into a serene retreat. The property's location on Old London Road offers convenient access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are a first-time buyer or an experienced renovator, this property is ripe for development and awaits your personal touch.

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.



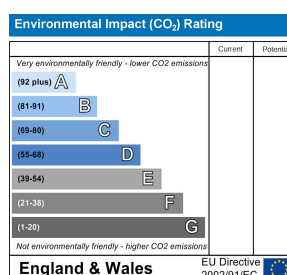
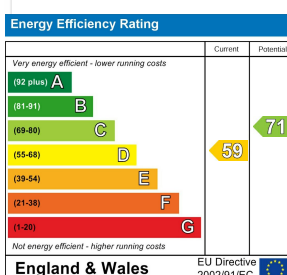
Floor 0



Floor 1



Floor 2



Approximate total area*

741.74 ft²
68.91 m²

Reduced headroom
22.84 ft²
2.12 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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.

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