

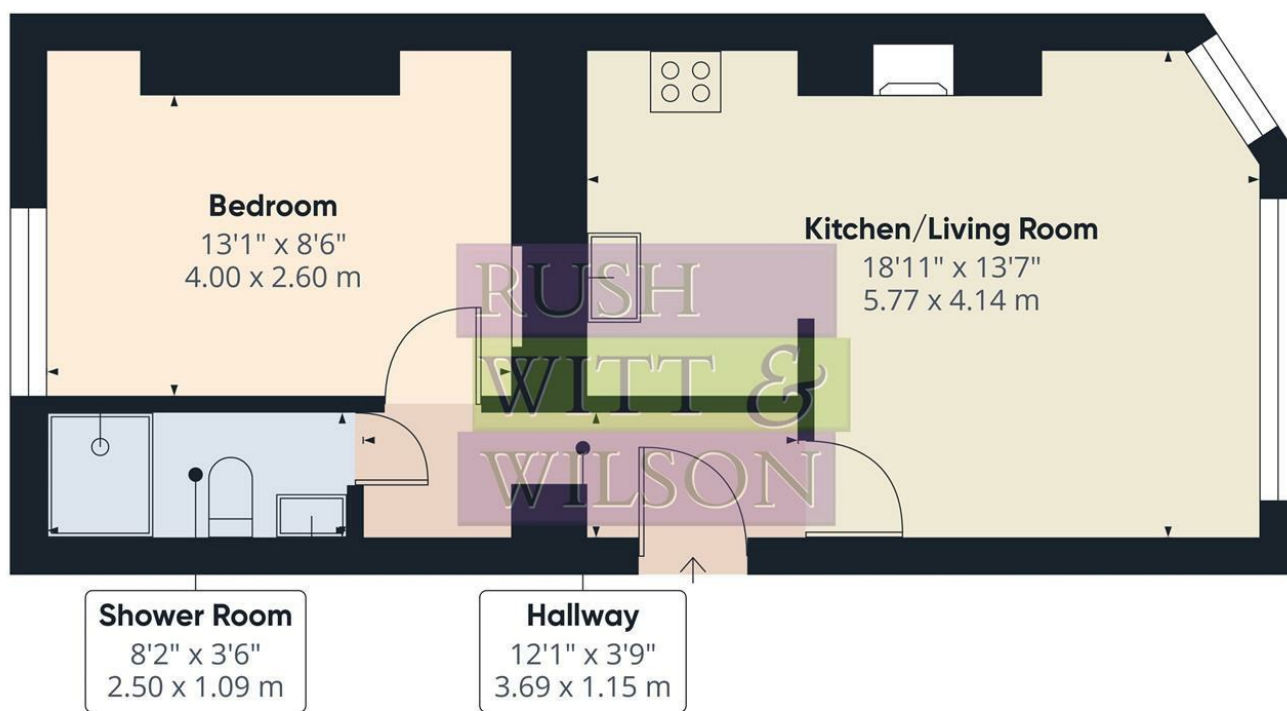


GFF, 1 Boscobel Road, St. Leonards-On-Sea, TN38 0LU Guide Price £120,000

Nestled on Boscobel Road in the charming area of St. Leonards-On-Sea, this unique Grade II listed flat is a splendid example of 18th-century architecture, designed by the renowned architect James Burton. With one bedroom and one bathroom, this ground floor apartment offers a delightful living experience in a sought-after, leafy setting, just a short stroll from the seafront, Warrior Square, local shops, and the mainline railway station with direct connections to London. The property boasts a bright and airy open plan living space, enhanced by a large bay window that bathes the room in natural light, all while enjoying a desirable southerly aspect. The modern fitted kitchen is both stylish and practical, providing ample storage and worktop space for all your culinary needs. The double bedroom, located at the rear of the flat, offers a peaceful retreat, complemented by a contemporary shower room that adds a touch of luxury. This attractive residence is being sold with no onward chain.

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.





Approximate total area⁽¹⁾
420.23 ft²
39.04 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.

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