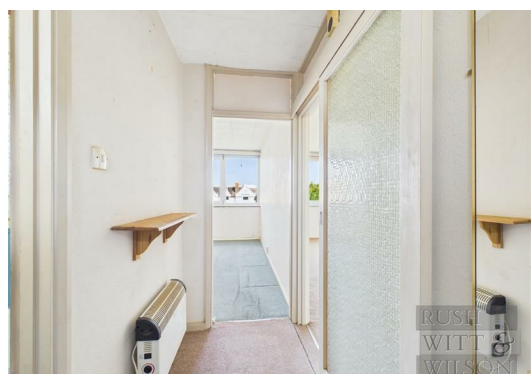
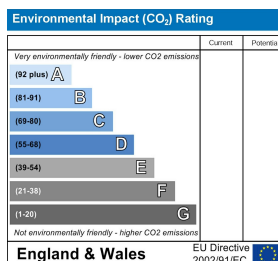
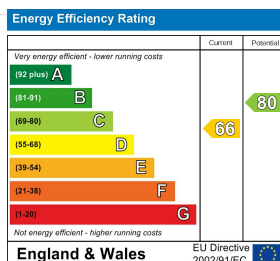




27 Quarry House Quarry Hill, St. Leonards-On-Sea, TN38 0HP Guide Price £80,000

Nestled in the charming area of Quarry Hill, St. Leonards-On-Sea, this delightful one-bedroom second-floor flat presents an excellent opportunity for those looking to create their ideal living space. The property features a well-proportioned reception room that offers lovely views, allowing natural light to fill the space and create a warm and inviting atmosphere. While the flat is in need of modernisation, it provides a blank canvas for potential buyers to infuse their personal style and preferences. The layout is practical, with a comfortable bedroom and a bathroom that can be transformed into a serene retreat. Convenience is key, as this purpose-built flat includes a designated parking space and a lift that services all floors, making access effortless for residents and guests alike. The location is ideal for those who appreciate the balance of tranquillity and accessibility, with local amenities and the beautiful coastline of St. Leonards-On-Sea just a short distance away.

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.



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