

Blomfield Road, St. Leonards, TN37 6HH

Price Guide £80,000

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Blomfield Road, St. Leonards, TN37 6HH

Beautiful 2-Bedroom Semi-Basement Flat in Sought-After St Leonards Area

The property features a newly fitted kitchen with an electric oven, hob, and integrated appliances, complemented by modern herringbone flooring and spotlight lighting throughout.

There are two generous double bedrooms, including a bay-fronted living space that fills the home with natural light. A large hallway enhances the sense of space, while a private courtyard to the rear provides a perfect outdoor retreat.

The new bathroom with its stylish black fixtures features a bath with shower over, WC and Wash hand basin unit with mirrored cupboard above.

With its private entrance and contemporary finish, this property combines character and convenience in a prime coastal location.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

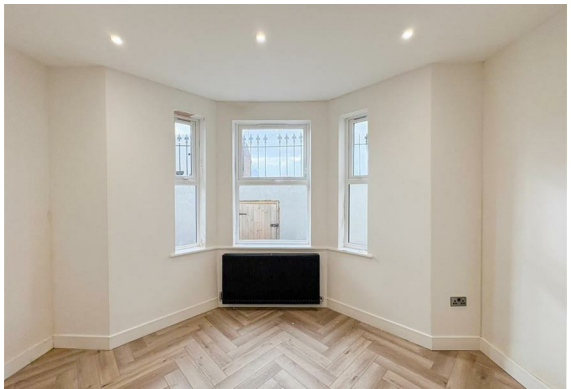
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.









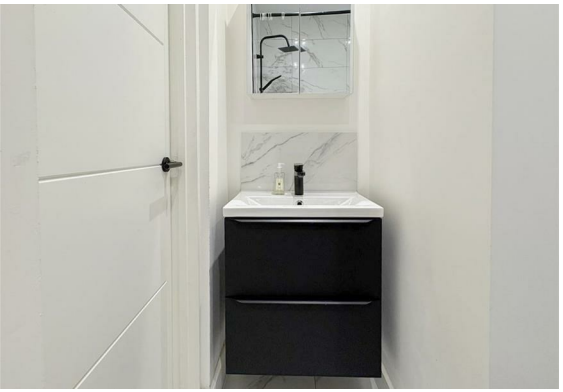
















Living Room
18'0" x 13'00" (5.49m x 3.96m)

Kitchen
13'0" x 9'0" (3.96m x 2.74m)

Bedroom One
12'1" x 12'1" (3.68m x 3.68m)

Bedroom Two
12'0" x 11'0" (3.66m x 3.35m)

Bathroom
7'0" x 4'1" (2.13m x 1.24m)

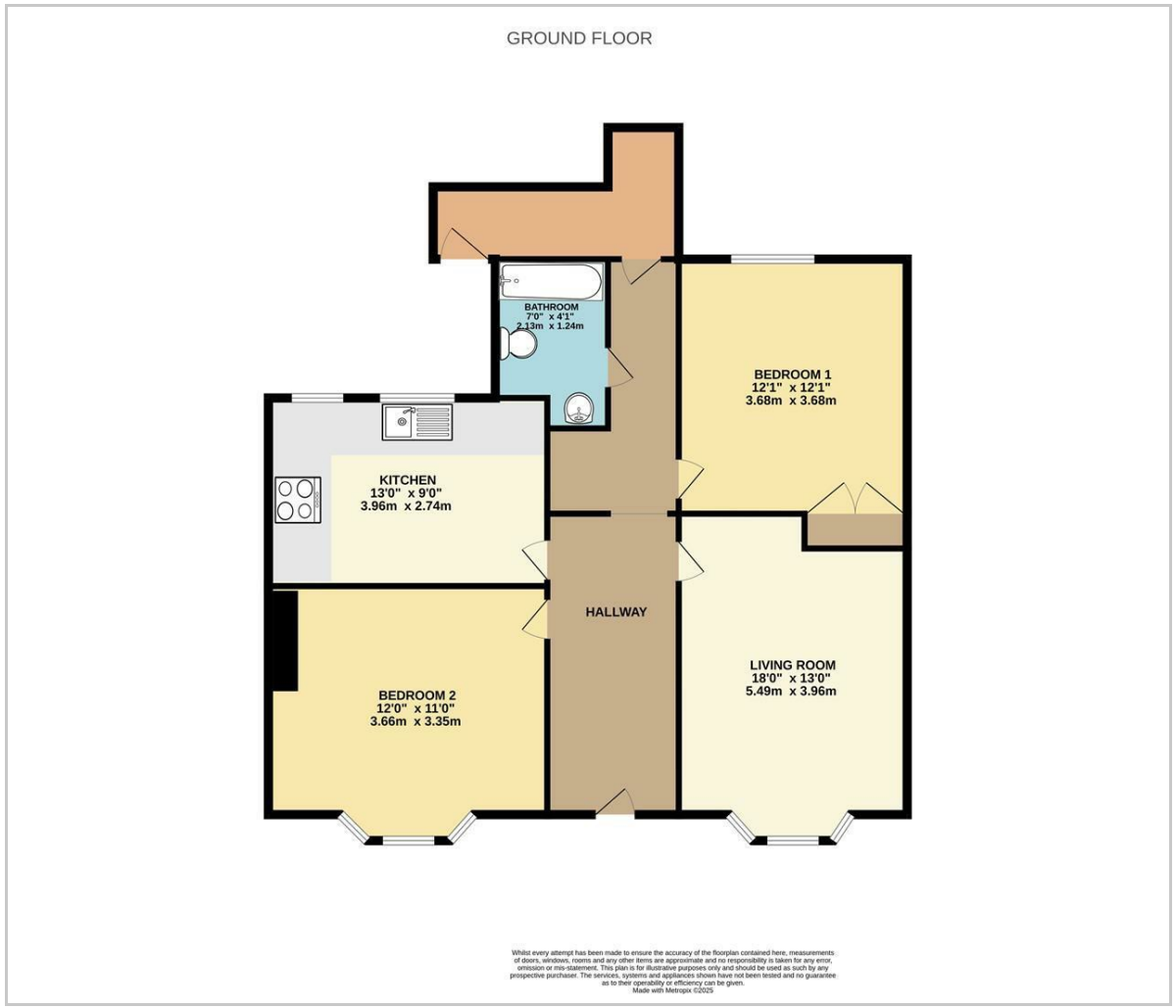
Council Tax Band A - £1,784.39 Per Annum

Lease Information
Lease: This property is offered as leasehold and there is a 90 year lease which was granted on 6th July 2001

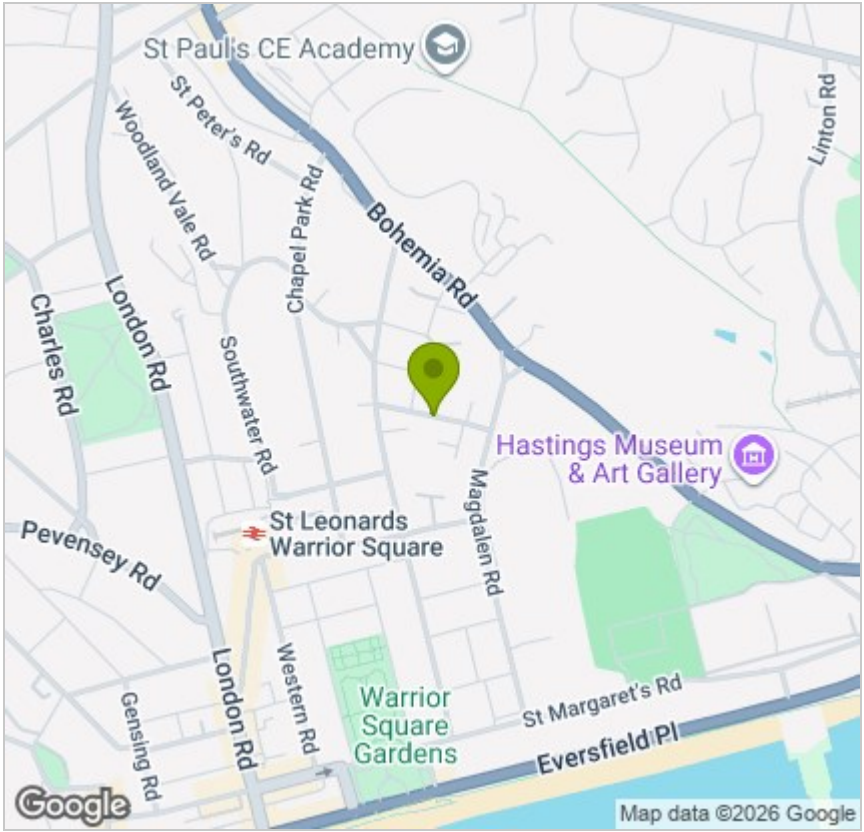
We have been advised that there is no annual ground rent.

Service charges is approximately £664.66 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

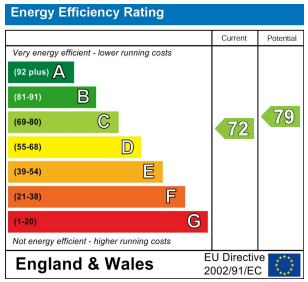
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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