RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

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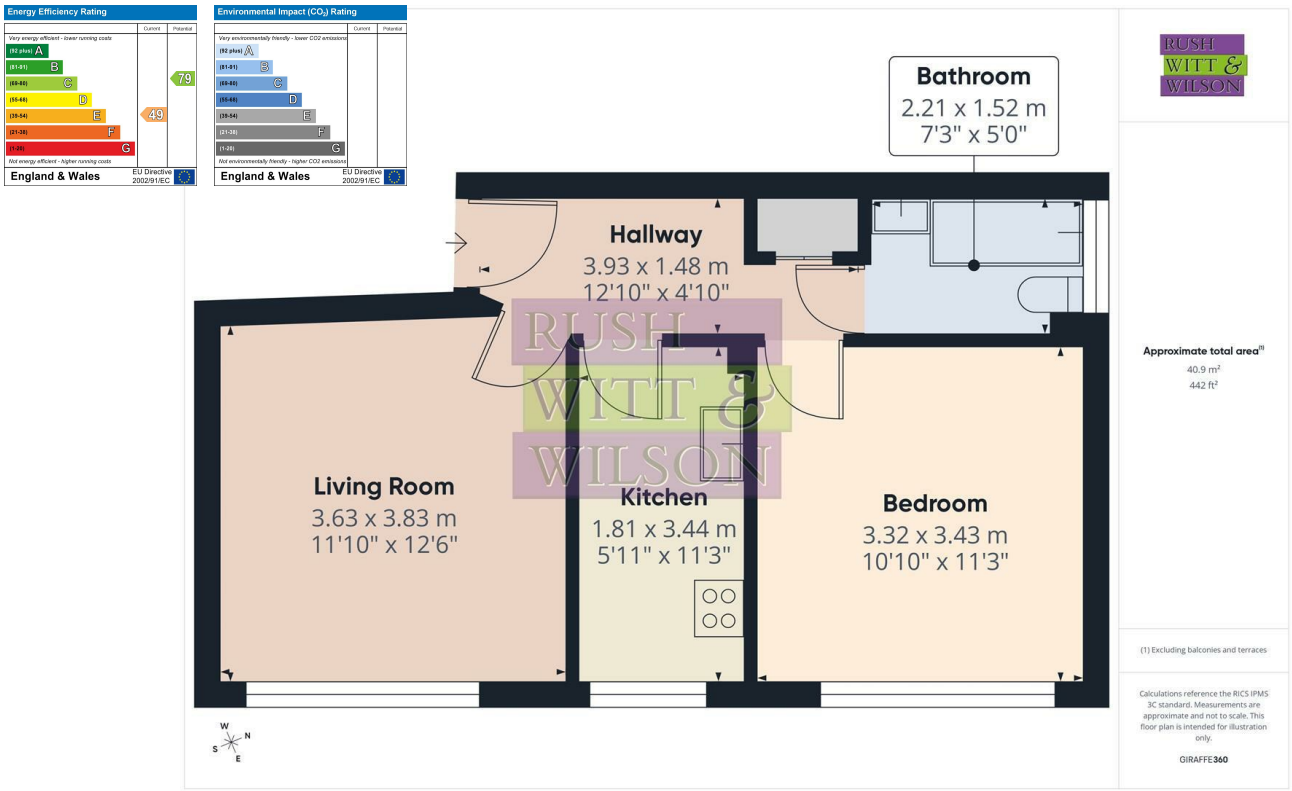
Balmoral Court Sedlescombe Gardens, St. Leonards-On-Sea, TN38 0TG
£100,000 Leasehold

CHAIN FREE Nestled in Sedlescombe Gardens, this delightful one bedroom top floor apartment presents an excellent opportunity for those seeking a project to make their own. The property, a purpose-built flat, boasts a well-proportioned reception room that offers a welcoming space for relaxation and entertaining. The bedroom is a comfortable size, providing a peaceful retreat, while the bathroom, though in need of modernisation, holds potential for a stylish upgrade. This flat is being offered chain free, allowing for a smooth and straightforward purchase process. While the apartment requires modernisation throughout, this presents a unique chance for buyers to infuse their personal style and preferences into the space. With a little imagination and effort, this flat can be transformed into a contemporary haven. Situated in a desirable location, residents will benefit from the local amenities and the vibrant community that St. Leonards-On-Sea has to offer. Whether you are a first-time buyer, an investor, or someone looking to downsize, this property is a blank canvas waiting for your creative touch. Do not miss the chance to explore the potential of this charming flat.



Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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