



OAKFIELD



Wilton Road, Bexhill-On-Sea TN40 1HX

Auction Guide £55,000



# Wilton Road, Bexhill-On-Sea TN40 1HX

Spacious Basement Studio Flat – Prime Bexhill Location

Nestled in the heart of Bexhill town centre, this bright and spacious basement studio flat on Wilton Road is a fantastic opportunity for first-time buyers, investors, or those seeking a holiday let.

Just moments from shops, restaurants, the railway station, and all local amenities, the location offers convenience and lifestyle in equal measure.

Accessed via a private entrance, the property opens into a surprisingly spacious open-plan living and dining area, seamlessly connected to a fitted kitchen, making it ideal for modern living.

A large window floods the space with natural light, adding to the welcoming and airy atmosphere.

The flat also boasts a generously sized separate shower room, offering both comfort and practicality.

Whether you're stepping onto the property ladder, expanding your portfolio, or searching for a centrally located holiday base by the sea, this studio flat presents a smart and versatile opportunity in a sought-after seaside town.

Viewings highly recommended.

## 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.





#### Studio Room

13'4 x 13'1 (4.06m x 3.99m)

#### Kitchen

8'5 x 5'8 (2.57m x 1.73m)

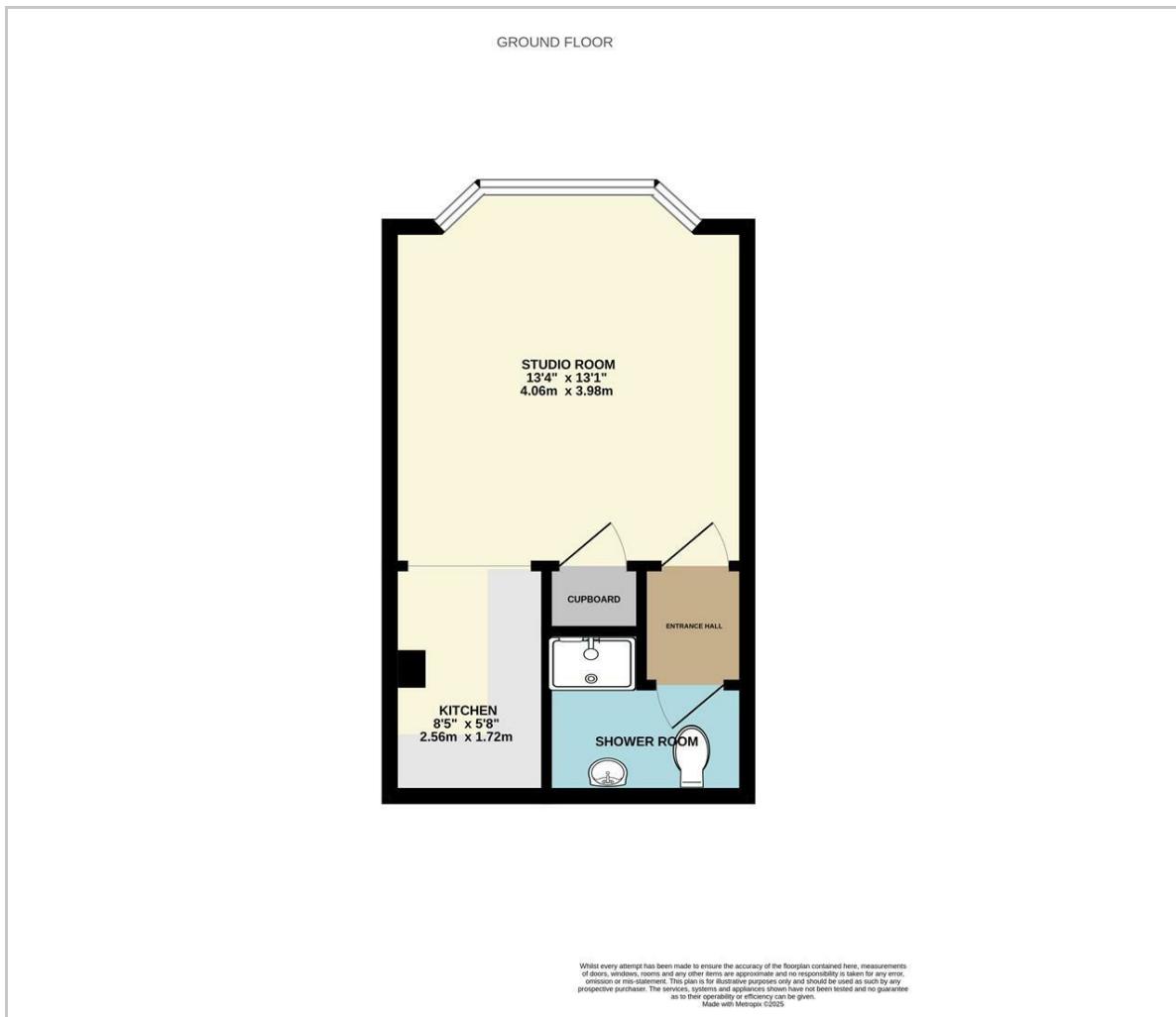
**Council Tax Band - A £1.708 per annum**

#### Lease Information

The seller advises that the property is offered as leasehold with 115 years remaining on the lease. The service charge is approximately £514.72 per annum and a ground rent of £50 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



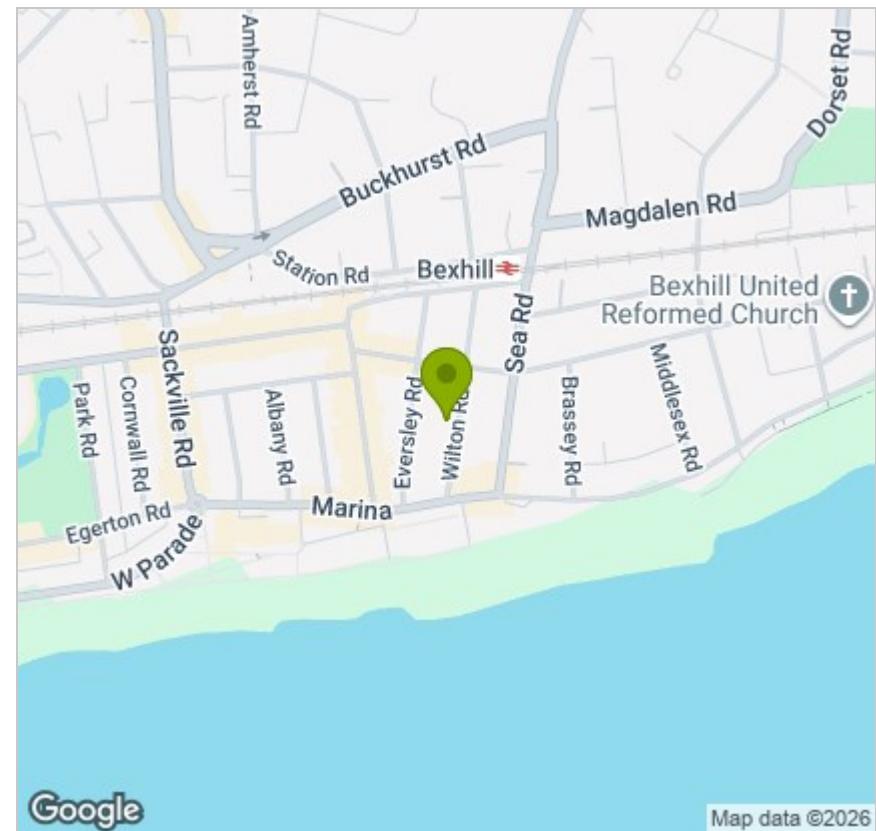
## Floor Plan



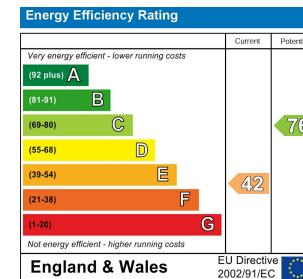
## Viewing

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

## Area Map



## Energy Efficiency Graph



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.