

112 Battle Road, St. Leonards on Sea, TN37 7AG
By Auction £215,000 Freehold

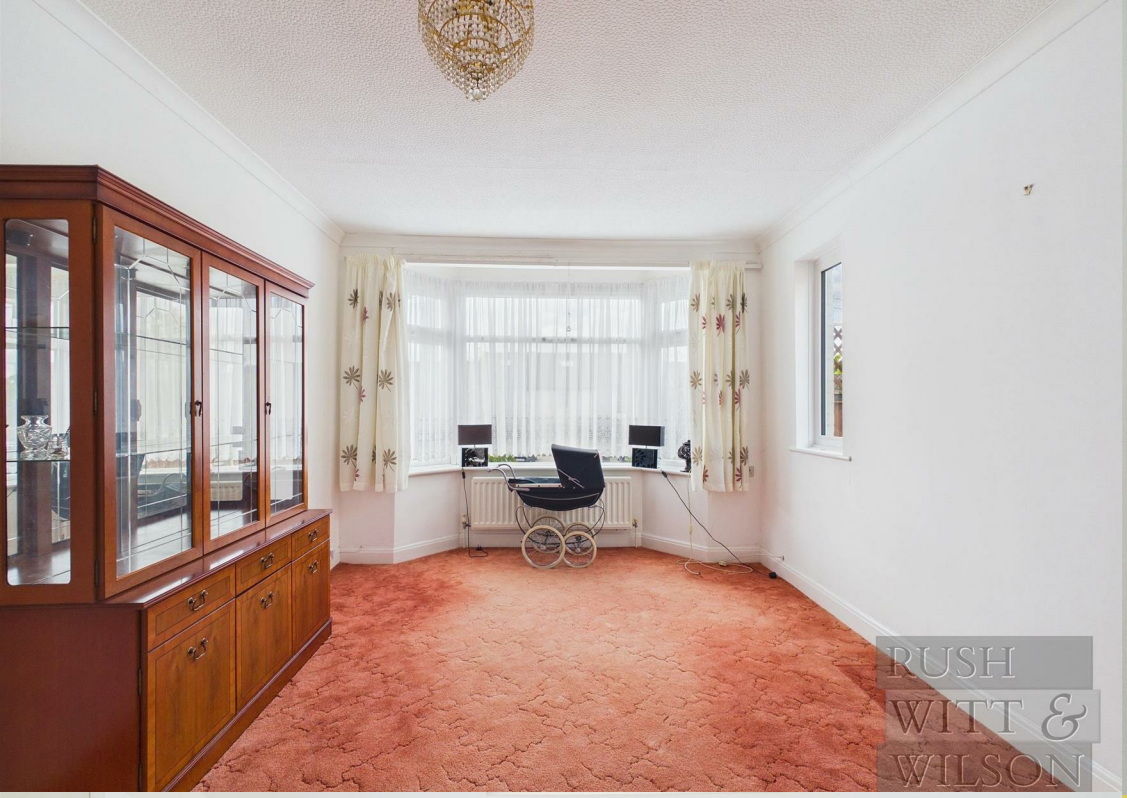
For Sale by Modern Auction – T & C's apply.

Nestled on Battle Road in the charming area of St. Leonards-On-Sea, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms, making it ideal for families or those wishing to accommodate guests. Upon entering, you are welcomed by a generous reception hall that leads to two inviting reception rooms. The principal living room features a lovely bay window, allowing natural light to flood the space, creating a warm and inviting atmosphere. The kitchen seamlessly connects to a dining room, which is enhanced by sliding doors that open onto the expansive rear garden, perfect for entertaining or enjoying a quiet evening outdoors. The bungalow is thoughtfully designed with a bathroom and a separate WC, ensuring convenience for all residents. Additionally, the property is equipped with gas central heating and double glazing throughout, providing comfort and energy efficiency. The outdoor space is equally impressive, with gardens at both the front and rear. The rear garden features a large paved patio area, ideal for alfresco dining, alongside a level lawn surrounded by planted borders, offering a tranquil retreat for relaxation or play. Conveniently located close to local amenities, this bungalow combines the best of both comfort and practicality. With its generous living spaces and lovely garden, this property is a must-see for anyone looking to settle in a peaceful yet accessible location.








RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

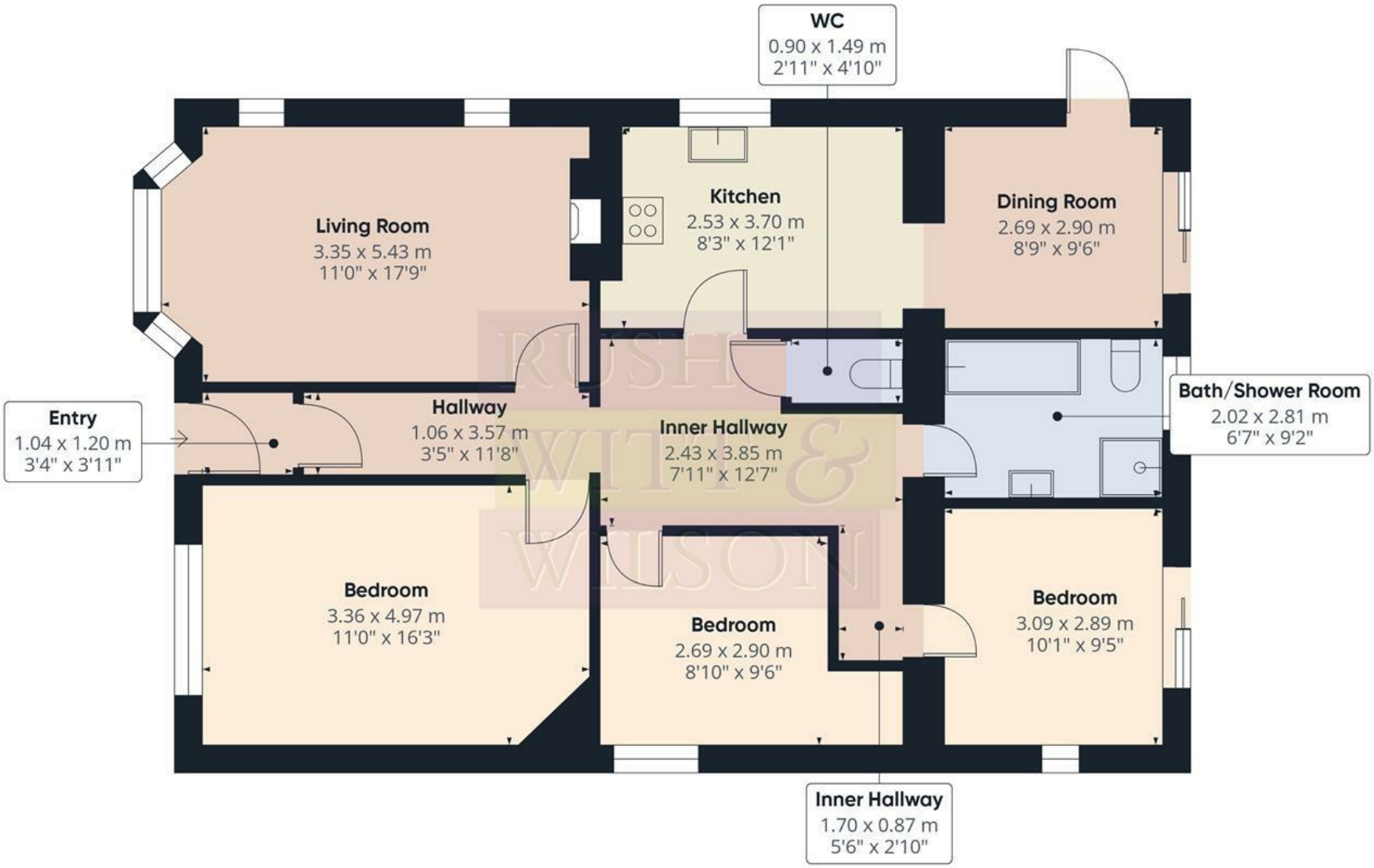

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON



RUSH WITT & WILSON

Approximate total area(1)

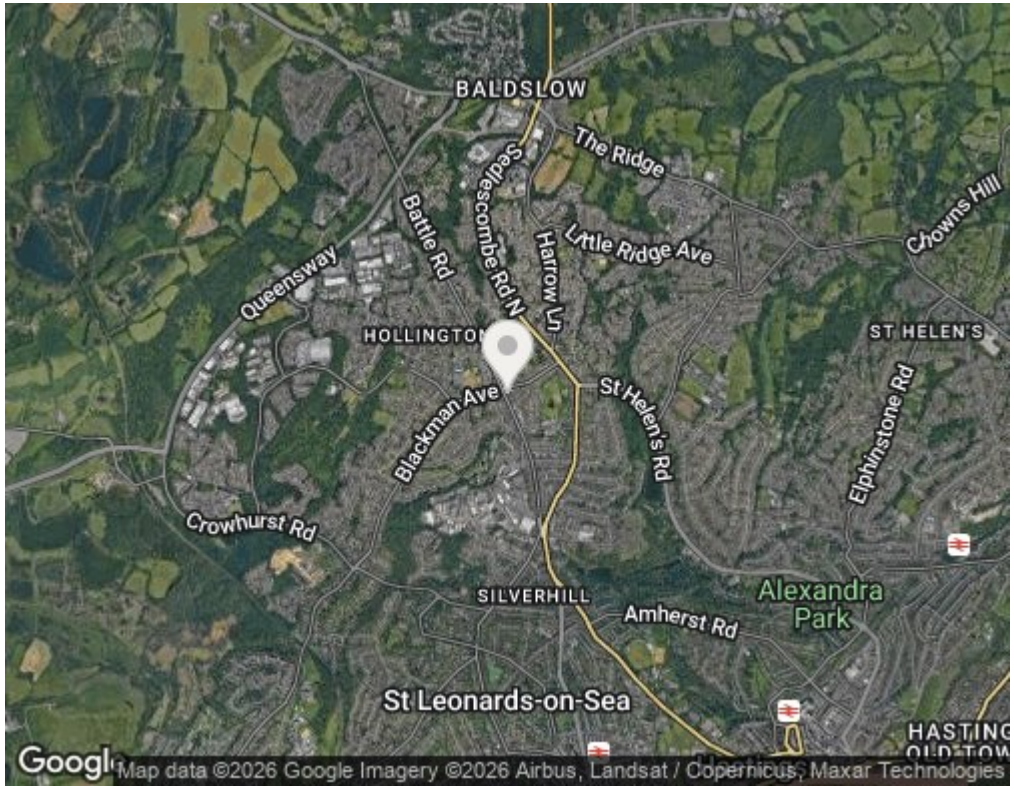
91.4 m²

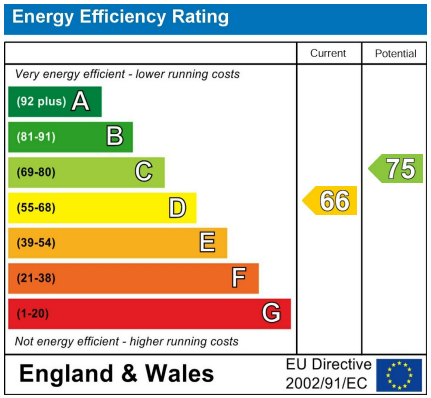
983 ft²

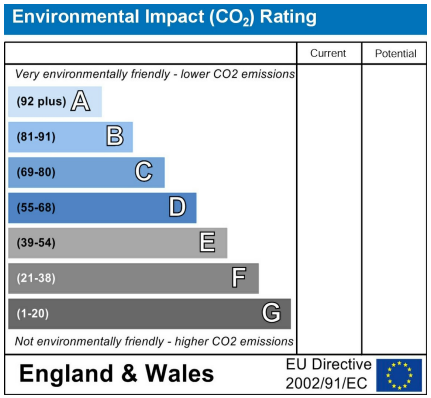
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

Council Tax Band - C

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

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk