Alexandra Road St. Leonards, TN37 6LD

Price Guide £180,000

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A light and spacious three-bedroom maisonette, offered chain free and benefiting from a share of the freehold, ideally positioned in the heart of St Leonards, just a short distance from the mainline station, local shops, amenities, and the seafront.

This well-presented property enjoys its own private entrance and offers generous accommodation arranged over multiple levels. The home retains some attractive period features, adding character and charm throughout, while also benefiting from modern comforts including gas central heating and a long lease.

The accommodation comprises a bright and spacious living area, a well-proportioned kitchen, three good-sized bedrooms, and a family bathroom. The layout provides excellent versatility, making it suitable for a range of buyers.

Located in the sought-after St Leonards area, the property is perfectly placed to enjoy a vibrant mix of independent shops, cafes, and restaurants, as well as easy access to the seafront promenade and transport links.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic maisonette has to offer.

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
16'0" x 14'9" m (4.88m x 4.50 m)

Kitchen
10'5" x 9'10" max (3.17m x 3.00m max)

Bedroom 1
16'0" x 12'5" (4.88m x 3.79m)

Bedroom 2
12'9" x 11'10" (3.88m x 3.60m)

Bedroom 3 / Study
11'8" x 10'1" (3.55m x 3.07m)

Bathroom

Council Tax Band A - £1784.69 per annum

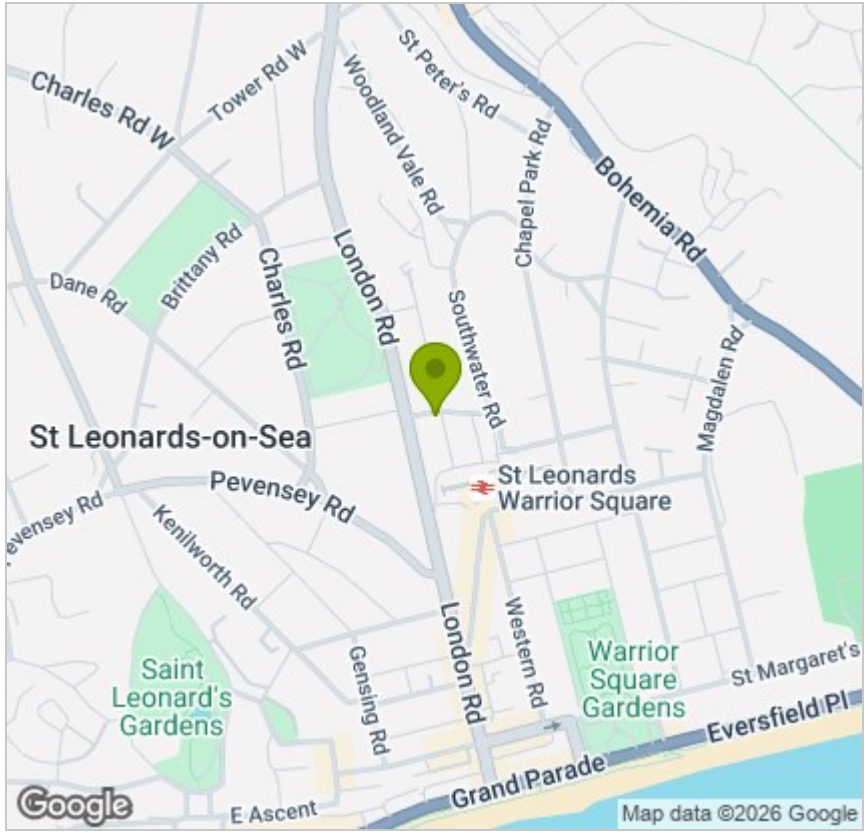
Lease Information
Lease: This property is offered as leasehold and has a 999 year lease, which was granted on 25th March 1971

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

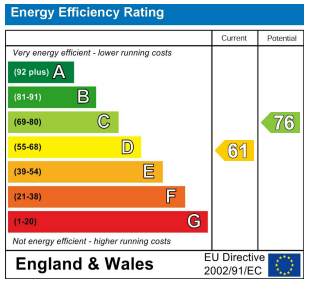
Service charges is is paid as and when. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

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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