



OAKFIELD



Mill View Road, Bexhill-On-Sea, TN39 5HD

Auction Guide £260,000



## Mill View Road, Bexhill-On-Sea, TN39 5HD

Situated in a cul de sac in North Bexhill, this three-bedroom semi-detached home offers an exciting opportunity for buyers looking to create their ideal family home. With generous living accommodation, a good-sized rear garden, off-road parking, and plenty of scope for improvement and extension (subject to the necessary consents), this property presents excellent potential for future growth.

The accommodation currently comprises three well-proportioned bedrooms, a separate lounge, a dining room, a utility room, and a family bathroom. The flexible layout provides an excellent foundation for modernisation, allowing the new owner to tailor the space to suit their individual needs and lifestyle.

Outside, the property benefits from a substantial garden, offering ample space for family enjoyment, entertaining, or further development opportunities. Off-road parking adds to the practicality and appeal of this home.

Whether you are a growing family, a first-time buyer looking for a long-term project, or an investor seeking a property with added value potential, this home offers a fantastic opportunity.

### 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**

10'10" x 9'11" (3.30m x 3.02m)

**Dining Room**

11'10" x 10'10" (3.61m x 3.30m)

**Kitchen**

9'11" x 7'3" (3.02m x 2.21m)

**Utility Room**

5'11" x 5'11" (1.80m x 1.80m)

**WC**

5'11" x 3'3" (1.80m x 0.99m)

**Bedroom One**

12'1" x 10'9" (3.68m x 3.28m )

**Bedroom Two**

10'9" x 9'6" (3.28m x 2.90m)

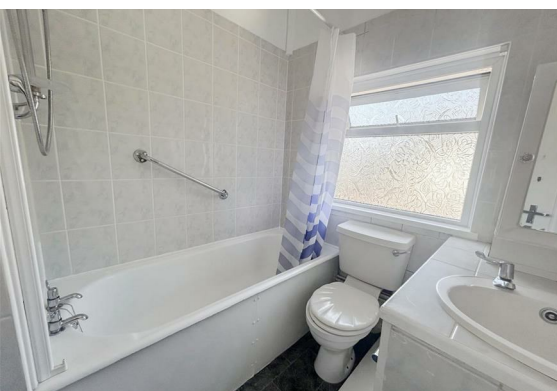
**Bedroom Three**

7'3" x 5'3" (2.21m x 1.60m)

**Bathroom**

7'3" x 6'7" (2.21m x 2.01m)

**Council Tax Band B - £2,100.74 Per Annum**



## Floor Plan

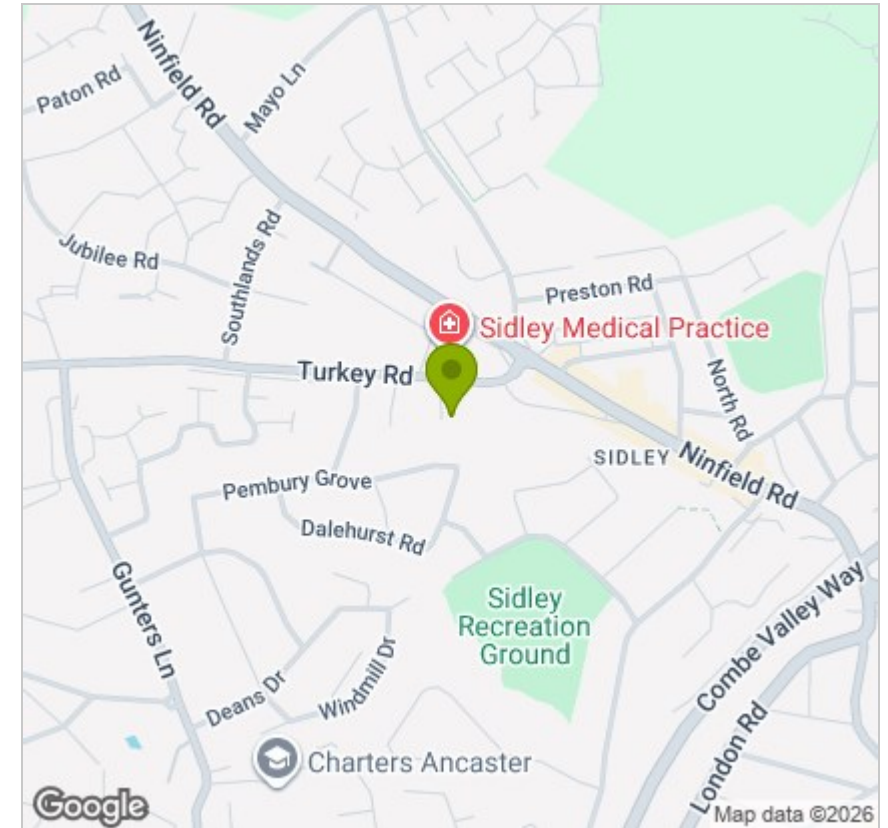


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

