



Flat 6 Hoads Court 23 Helmsman Rise, St. Leonards-On-Sea, TN38 8BQ Guide Price £130,000

Welcome to this charming purpose built apartment located in the desirable area of Helmsman Rise, St. Leonards-On-Sea. This delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a tranquil yet accessible living environment. Upon entering the apartment, you will find a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing ample room for furnishings and personal touches. The large windows allow natural light to flood the room, creating a warm and welcoming atmosphere. The apartment features two well-proportioned bedrooms, each designed to offer a peaceful retreat.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment

Hallway

20'9 x 3'5 (6.32m x 1.04m)

Living/Dining room

10'9 x 23' (3.28m x 7.01m)

Kitchen

9'2 x 6'10 (2.79m x 2.08m)

Bedroom

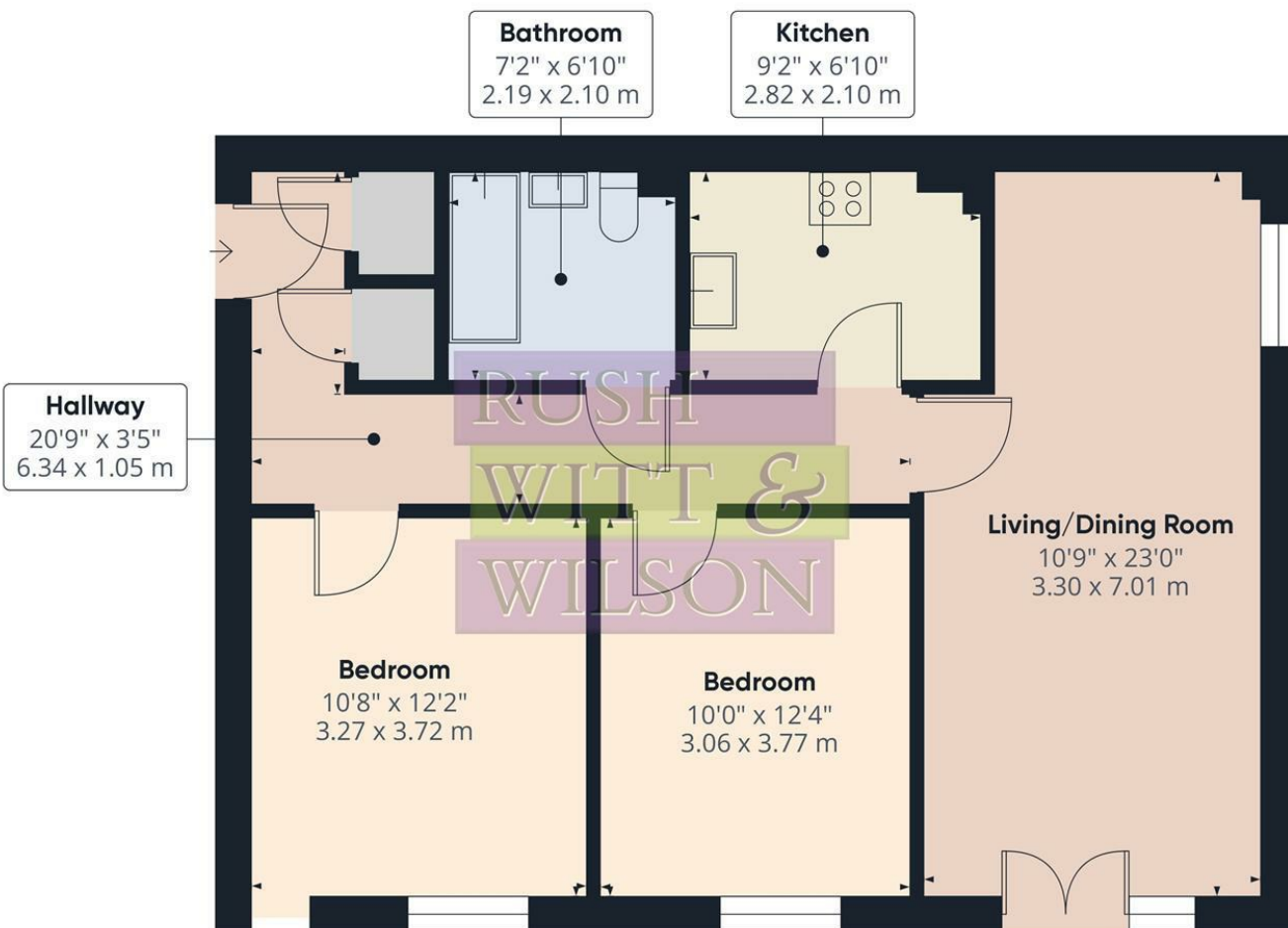
10'8 x 12'2 (3.25m x 3.71m)

Bedroom

10' x 12'4 (3.05m x 3.76m)

Bathroom

7'2 x 6'10 (2.18m x 2.08m)



Approximate total area¹

714.31 ft²
66.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	83
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		