



OAKFIELD

Terrace Road, St Leonards, TN37 6BN

By Auction £145,000



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Situated in the highly sought-after Warrior Square, just moments from the seafront, this well-presented one-bedroom basement apartment offers a wonderful combination of period charm and excellent potential in one of St Leonards-on-Sea's most desirable locations. Positioned to the rear of the iconic Warrior Square, the property is ideally located within easy walking distance of the seafront promenade, Warrior Square railway station with direct links to London and Brighton, the vibrant independent shops, cafés and restaurants of the Mercatoria Quarter, Kino-Teatr, Hastings town centre and the historic Old Town.

The accommodation offers a well-designed layout that flows effortlessly throughout, providing spacious and versatile living. There is excellent potential to create a generous open-plan living space, perfect for modern day-to-day living and entertaining. The property also benefits from a well-proportioned double bedroom and a modern bathroom, making it an ideal home for a range of buyers. Further benefits include gas central heating and an enviable central location, making this an excellent first-time purchase, coastal home or buy-to-let investment.

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

16'6" x 13'1" (5.03m x 3.99m)

Kitchen

21'5" x 7'11" (6.53m x 2.41m)

Bedroom

13'9" x 13'3" (4.19m x 4.04m)

Bathroom

11'0" x 4'4" (3.35m x 1.32m)

WC

8'2" x 4'6" (2.49m x 1.37m)

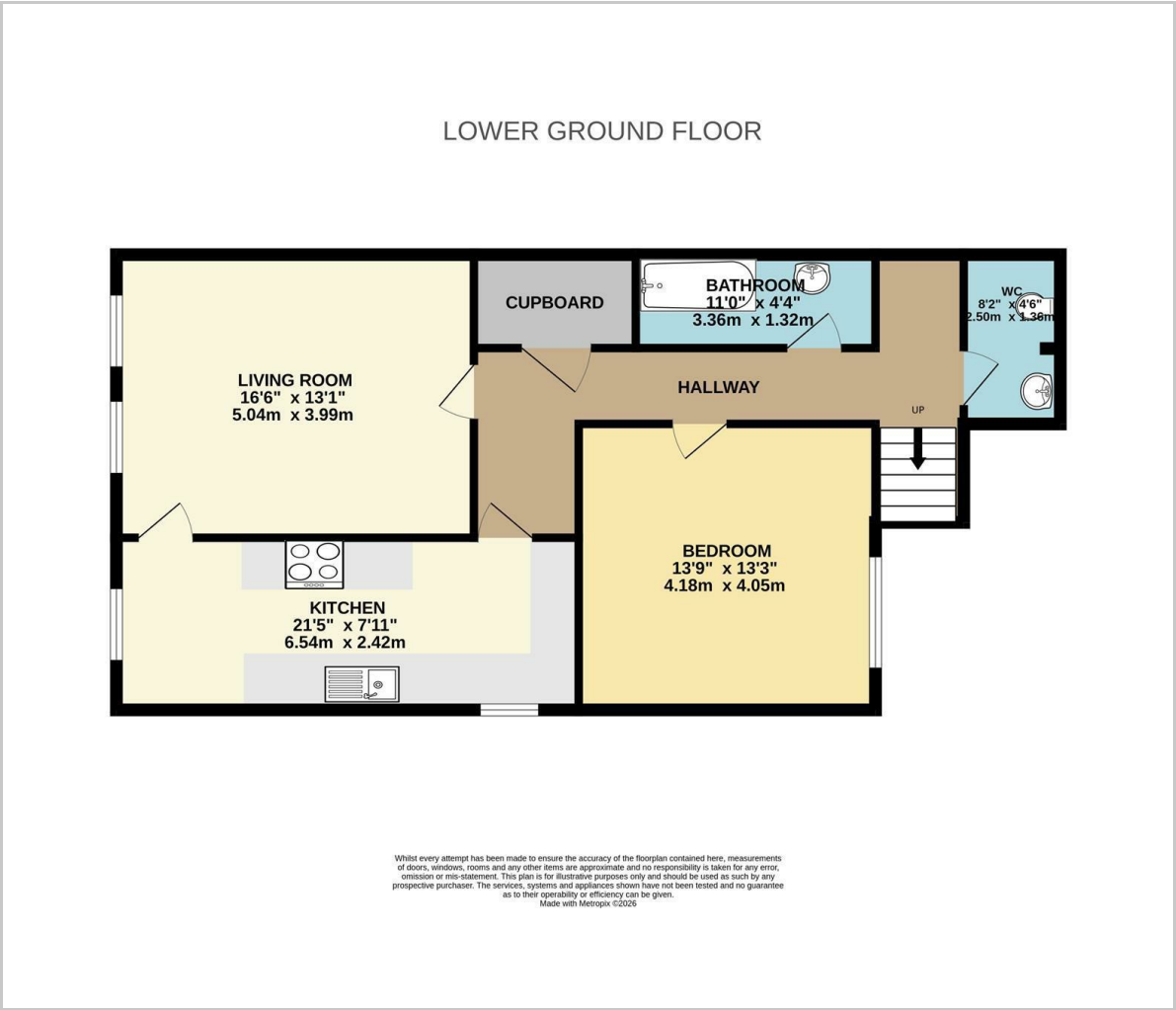
Council Tax Band A - £1,784.39 Per Annum

Lease Information

The seller advises that the property is offered as leasehold and has approximately 92 years remaining on the lease. The service charge is approximately £2,500 per annum, with no ground rent. 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

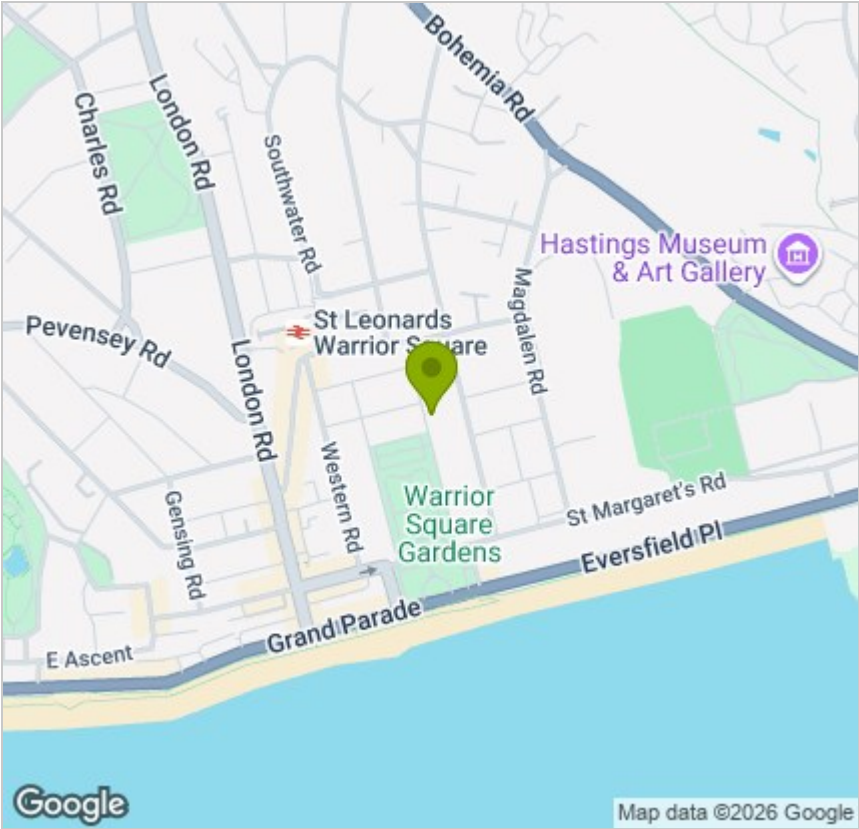


Viewing

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

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.

Area Map



Energy Efficiency Graph

