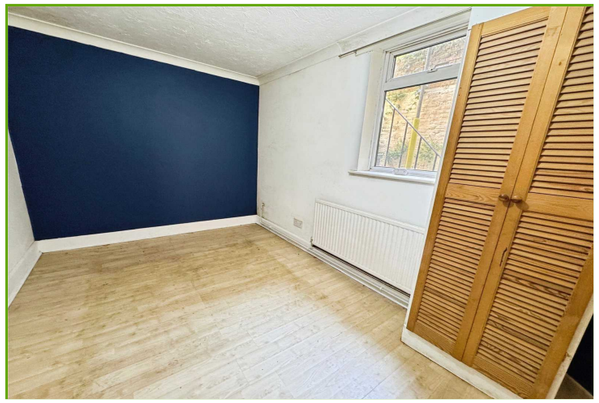
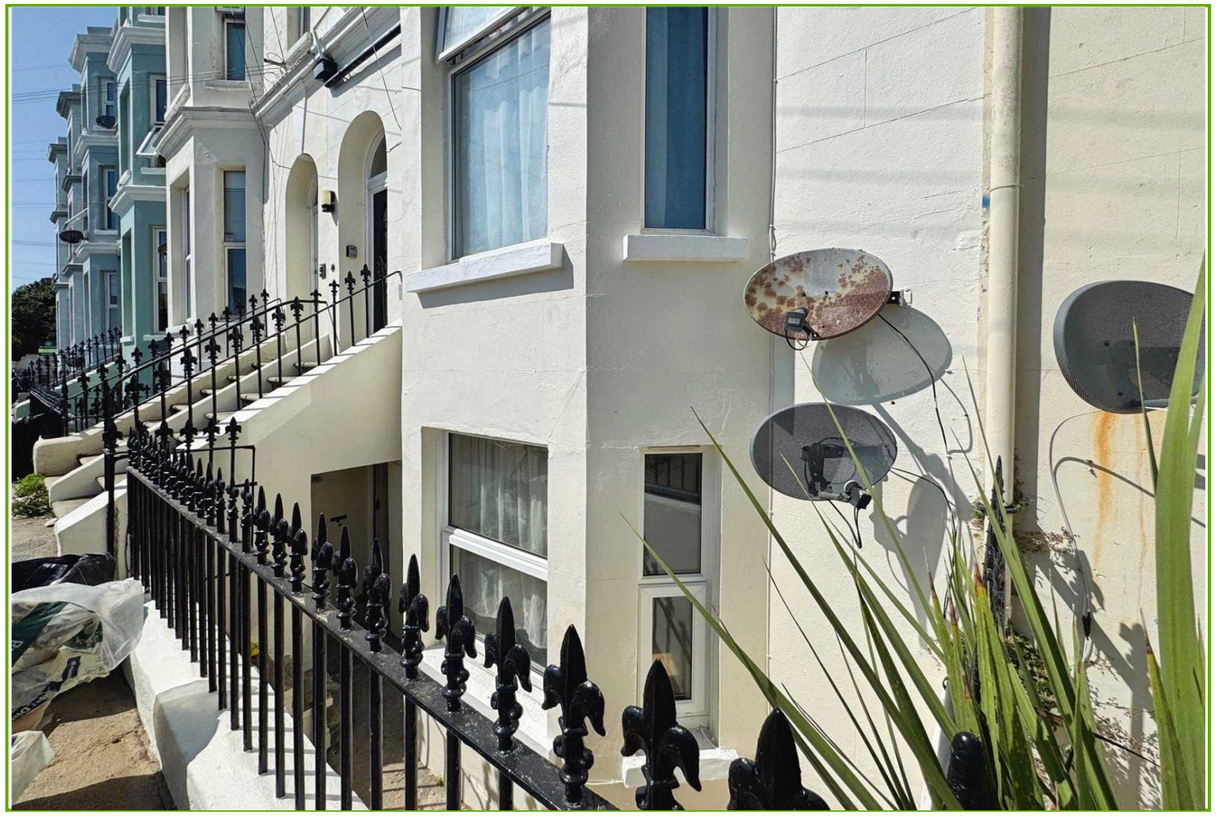
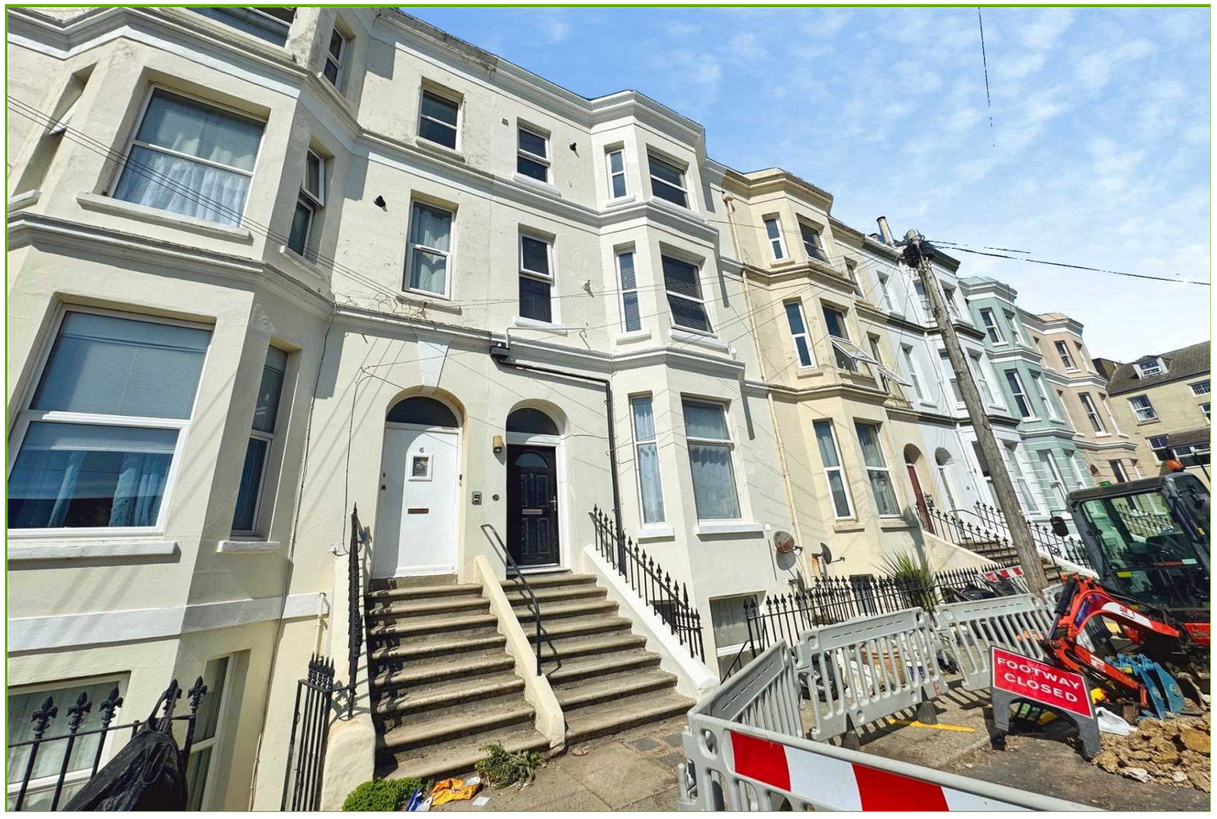
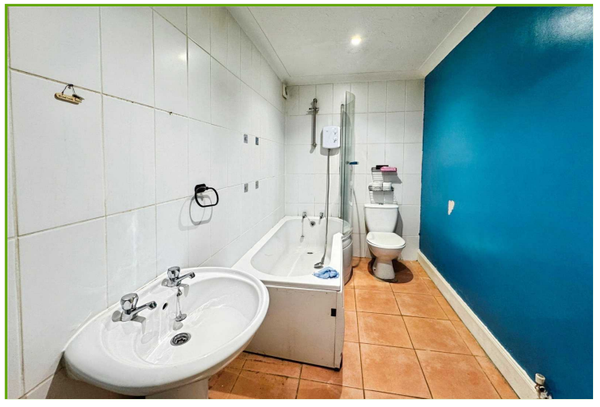


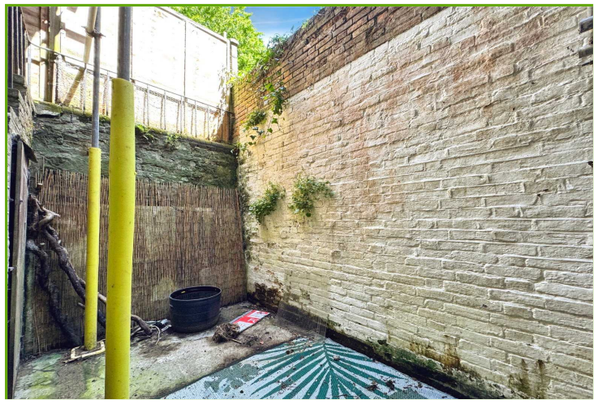














Flat 1, Blomfield Road, St. Leonards-on-Sea, East Sussex, TN37

Guide Price: £95,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Flat 1, Blomfield Road, St. Leonards-on-Sea, East Sussex, TN37

Guide Price: £95,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: D
Local Authority: Hastings Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

For sale by Modern Method of Auction; Starting Bid Price £95,000.00 plus Reservation Fee. A lower ground floor apartment located within this Victorian building that is currently undergoing a range of renovation works. Due to the current lease term of 60 unexpired years this property will be suitable for cash purchasers looking for an investment or home in the area. Benefiting from a gas central heating system and private courtyard garden this home with open plan kitchen and reception area could suit a variety of buyers. Situated in close proximity to St Leonards Warrior Square train station and surrounding shopping amenities. We would estimate a rental price around £1,000 per calendar month representing a reasonable yield for a buy to let investor.

Agents note
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

LOWER GROUND FLOOR

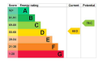
Entrance Hall
Wood laminate flooring. Doors leading to all rooms. Single radiator. Built in storage cupboard.

Lounge/Kitchen/Diner
17'9" (5.42) into bay window x 14' (4.26)
Wood laminate flooring. Double radiator. UPVC Double glazed bay window to front aspect. Feature fireplace with stone surround/hearth with a wooden mantle shelf over. The Kitchen area comprises a range of wall and base units with a rolled edge work surface over and an inset stainless steel sink and drainer inset. part tiled walls. Fitted oven, gas hob, extractor hood and dish washer. Space for Fridge/Freezer.

Bedroom 1
13'7" x 8'2" (4.14m x 2.5m)
Wood laminate flooring. Single radiator. UPVC Double glazed window to side aspect. Fitted cupboard housing gas fired boiler. Door to side aspect leading to Courtyard garden.

Bedroom 2
11'11" x 7'8" (3.63m x 2.34m)
Wood laminate flooring. Single radiator. UPVC Double glazed window to rear aspect overlooking courtyard garden.

Bathroom
10'3" x 5'3" (3.12m x 1.6m)
Tiled flooring. Part tiled walls. The white suite comprises a low level flush w/c, pedestal wash and basin and panel enclosed bath with a wall mounted shower attachment fitted over. Spot lighting to ceiling.



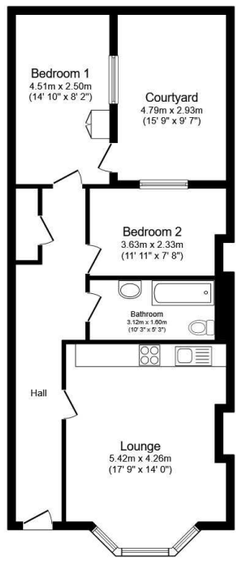
For full EPC please contact the branch.

OUTSIDE

Courtyard Garden
A wall an fence enclosed low maintenance courtyard garden space.

LEASE INFORMATION

Leasehold
Lease Term: 60 Years unexpired
Ground rent: £100 per annum
Service Charge: £2,000 per annum



Floor Plan

Total floor area: 75.9 sq.m. (817 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.