



9 Tower Road, St Leonards-on-Sea,
East Sussex TN37 6JE



PROPERTY DESCRIPTION

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000****

CHAIN FREE. An opportunity to acquire a good size one bedroom apartment located in this popular location within St Leonards situated approximately half a mile from St Leonards Warrior Square train station. The accommodation comprises; communal entrance hall, private entrance hall, bay fronted lounge, fitted kitchen and bathroom. The property is to be sold with VACANT POSSESSION. EPC - D.

FEATURES

- One Bedroom Hall Floor Apartment
- Bay Fronted Lounge
- Fitted Kitchen
- Chain Free
- Vacant Possession
- Popular St Leonards Location
- Approximately Half a Mile From St Leonards Warrior Square Train Station
- Investment Opportunity or Ideal First Time Purchase
- Gas Boiler and Radiators
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal door.

Entrance Hall

Accessed via private front door, borrowed light window from the lounge, cupboard housing fuse box, storage cupboard.

Lounge

15' 2" into bay x 12' 9" max (4.62m into bay x 3.89m max) Double glazed bay window to the front, ceiling coving, feature fireplace with gas out, radiator

Kitchen

9' 3" reducing to 6' 10" x 9' 2" (2.82m reducing to 2.08m x 2.79m) Double glazed window to the rear, a fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, radiator.

Bedroom

12' 9" x 10' 5" (3.89m x 3.17m) Double glazed window to the rear, wall mounted gas fired boiler radiator.

Bathroom

Double glazed window to the side, panelled bath with folding screen and shower attachment, wash hand basin, low level WC, radiator.

NB

The service charge is approximately £400-£500 per annum not including repairs. The vendor is currently in the process of extending the lease to 150+ years.

NB

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

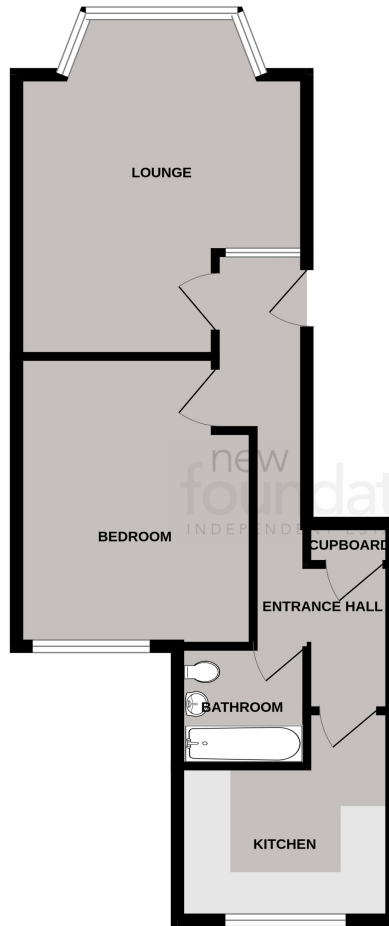
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a

FLOORPLAN

GROUND FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

