RUSH WITT & WILSON



Land at Rear of 499, 501 & 503 Bexhill Road, St Leonards on Sea, TN38 8AT

By Auction £15,000 Freehold

A peaceful parcel of land moments from the sea, offering a rare chance to own a private retreat on the East Sussex coast. Set on two title deeds and extending to approximately a quarter of an acre (TBV), the plot is currently grass and shrubs and appears flat and level, making it wonderfully versatile. Use it as a secluded space to unwind, for outdoor recreation, or as a blank canvas, with possible scope for small units such as garaging or storage, subject to planning consents. Accessed via an unadopted lane with no through access, the setting is tucked away and quiet, while the beach is close by for bracing coastal walks. Ravenside Retail Park is nearby, with the cafes and independent shops of West St Leonards, the seaside charm of Bexhill and Hastings Old Town all a short journey away, and West St Leonards and Warrior Square railway stations are a short drive. Buyers should make their own enquiries regarding access rights, maintenance of the lane and planning.

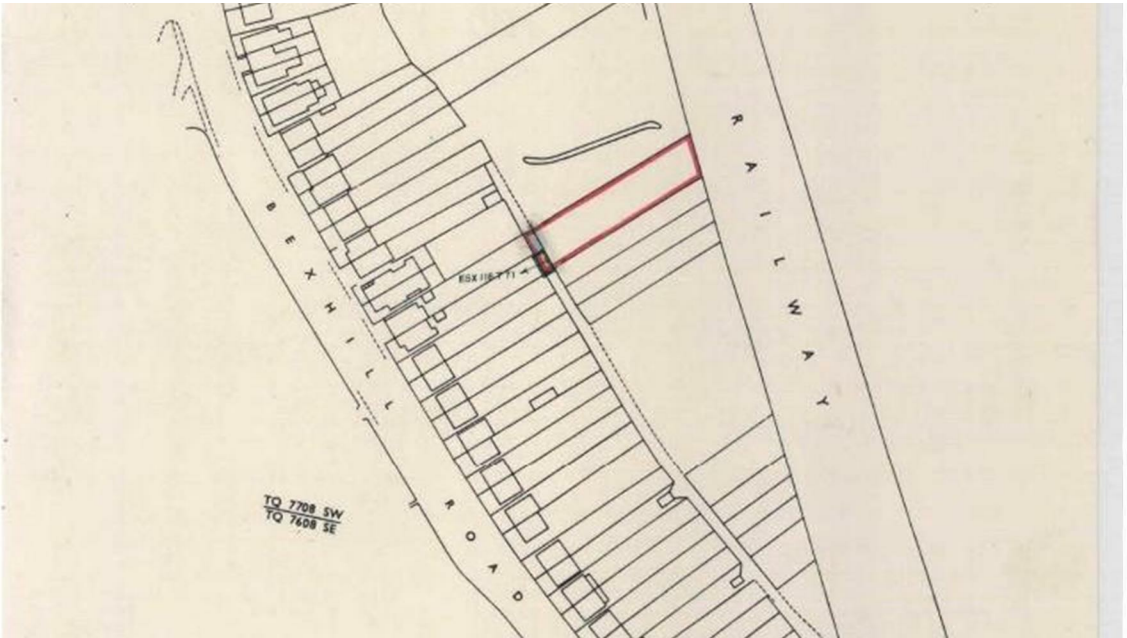
This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding. The buyer will sign a Reservation Agreement and make 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. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £300 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.

Agents Note

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

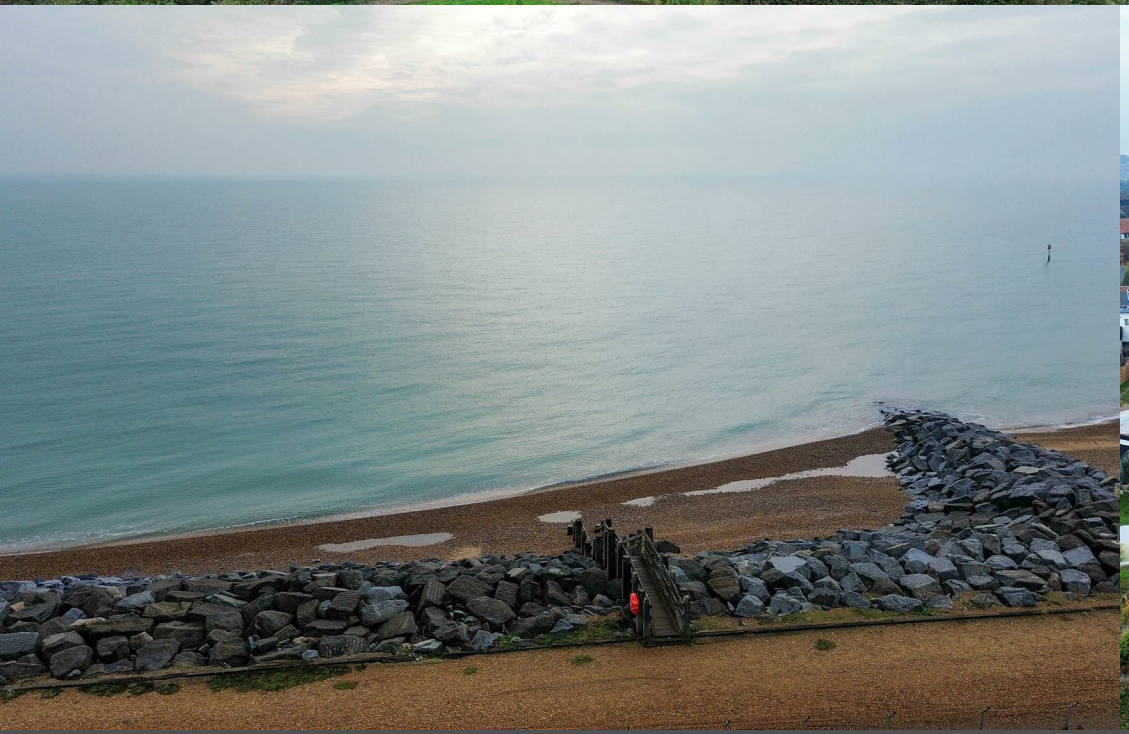
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.













88 High Street, Battle, TN33 0AQ
Tel: 01424 774440 | battle@rushwittwilson.co.uk | www.rushwittwilson.co.uk

The Property Ombudsman
Relocation agent network







