

**RUSH  
WITT &  
WILSON**



**Garden Flat 1. 20 Carisbrooke Road, St. Leonards-On-Sea, TN38 0JN**  
**By Auction £90,000 Leasehold**

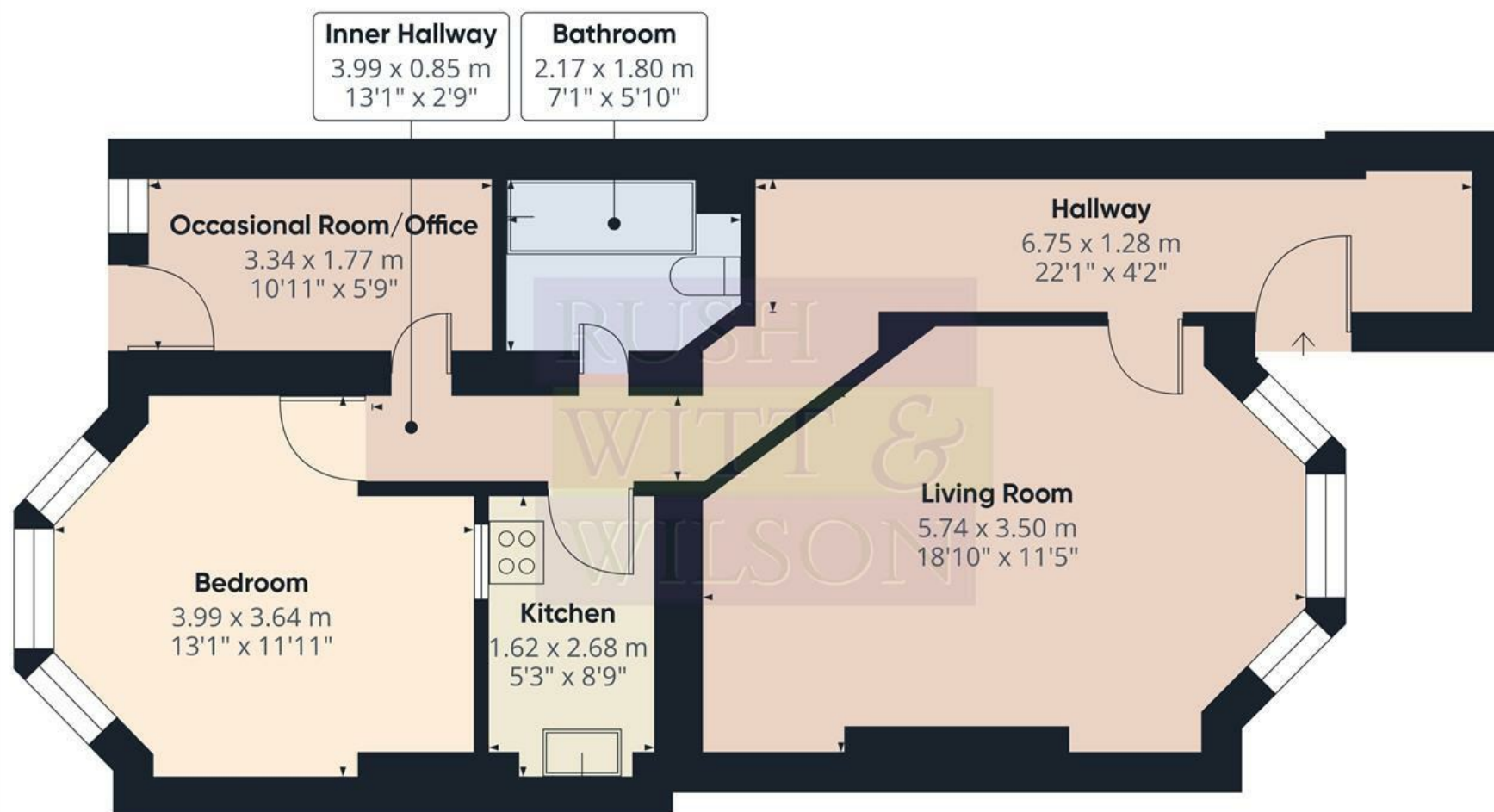
Nestled on Carisbrooke Road, this lower ground floor garden flat presents a unique opportunity for those looking to create their ideal living space. The property features a generous reception room that flows seamlessly into a well-appointed kitchen. The flat comprises one main bedroom, alongside an additional occasional room that can serve as a home office or guest space, catering to a variety of lifestyle needs. The bathroom is conveniently located, ensuring practicality for everyday living. While the property is in need of renovation, it offers a blank canvas for buyers to infuse their personal style and vision. The garden area adds an appealing outdoor element, perfect for enjoying the fresh air or entertaining guests. Being chain free, this flat allows for a smoother transaction process, making it an attractive option for first-time buyers or those looking to invest in a project. With its potential and prime location, this property is a wonderful opportunity to create a comfortable home in a desirable seaside town.

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.









Approximate total area<sup>(1)</sup>

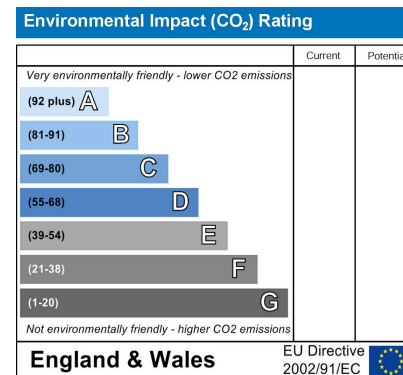
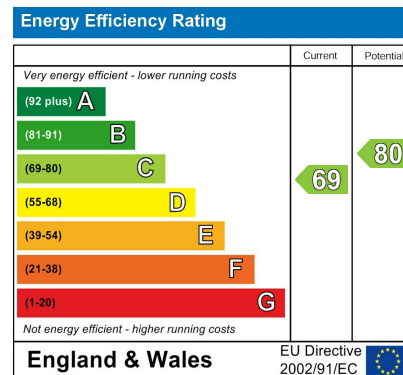
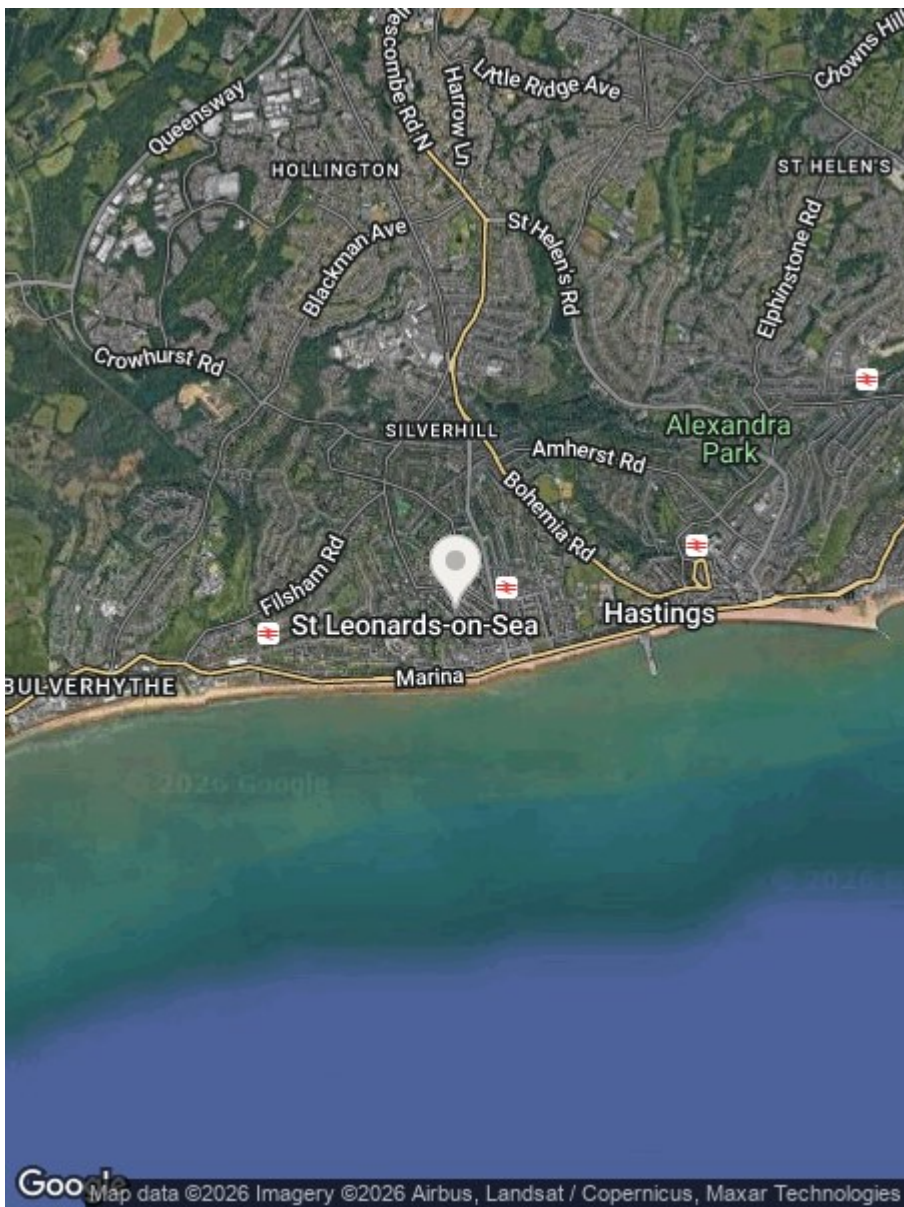
59.1 m<sup>2</sup>  
637 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
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