

**RUSH
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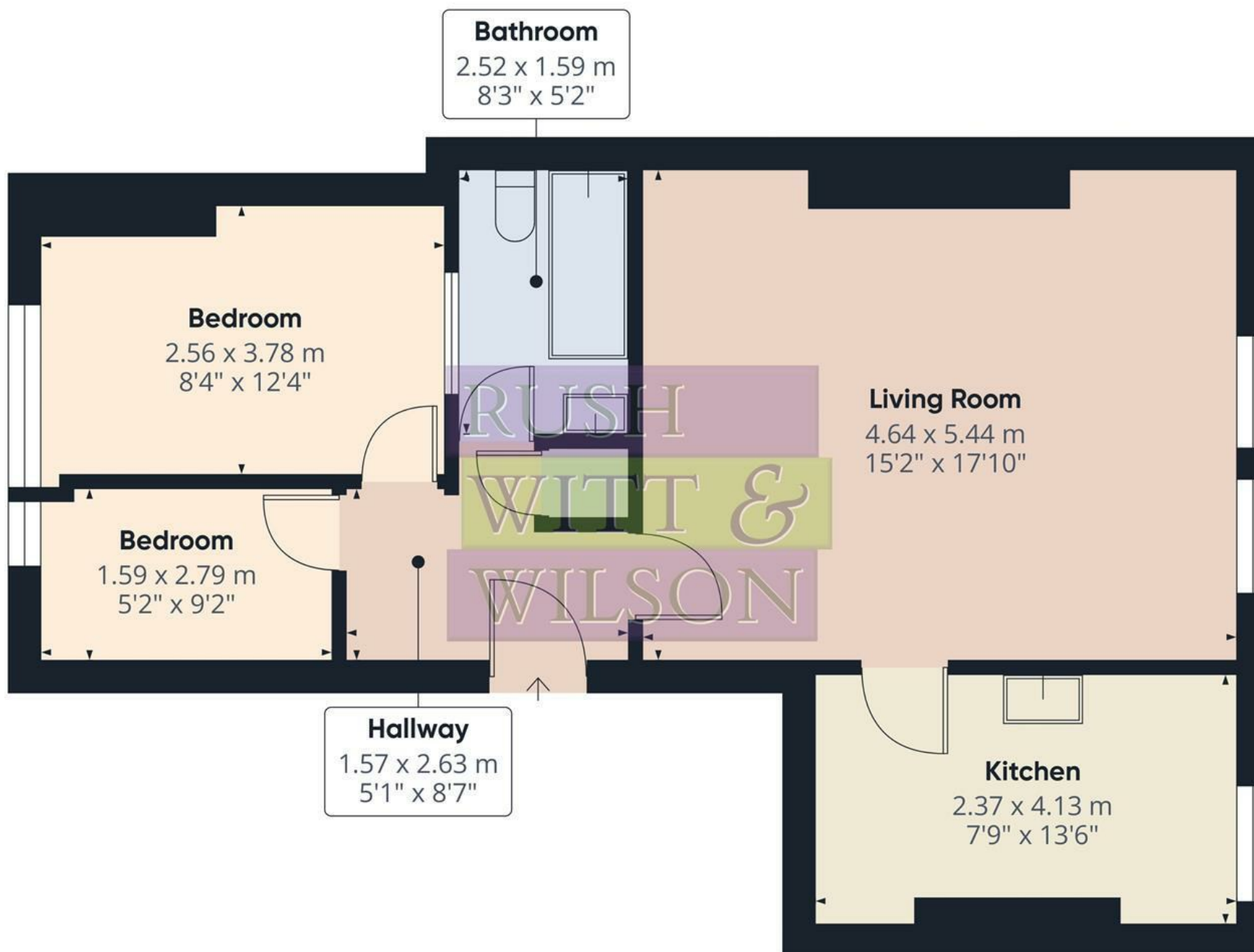
**Flat 5, 2 Anglesea Terrace, St. Leonards-On-Sea, TN38 0QS
£165,000 - Leasehold**

Nestled in the heart of St. Leonards-On-Sea, this delightful third floor flat on Anglesea Terrace combines charm, comfort, and convenience. This spacious two bedroom conversion benefits from a long lease, offering peace of mind and long-term security. The bright and airy bay-fronted living room provides an inviting space to relax or entertain, with large windows flooding the room with natural light. A separate fitted kitchen sits adjacent, thoughtfully arranged to cater to all your culinary needs. The property features a generously sized double bedroom, a further bedroom, and a well-appointed bathroom, ensuring both comfort and practicality. Location is a key advantage here - just moments from St. Leonards Warrior Square station, commuting or exploring the coast and surrounding towns is effortless. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service is taken. Payment varies but will be no more than £450.00. These services are optional.









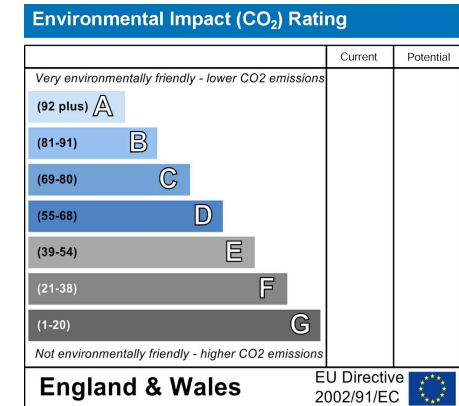
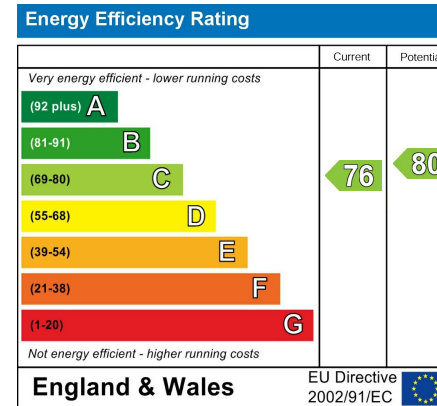
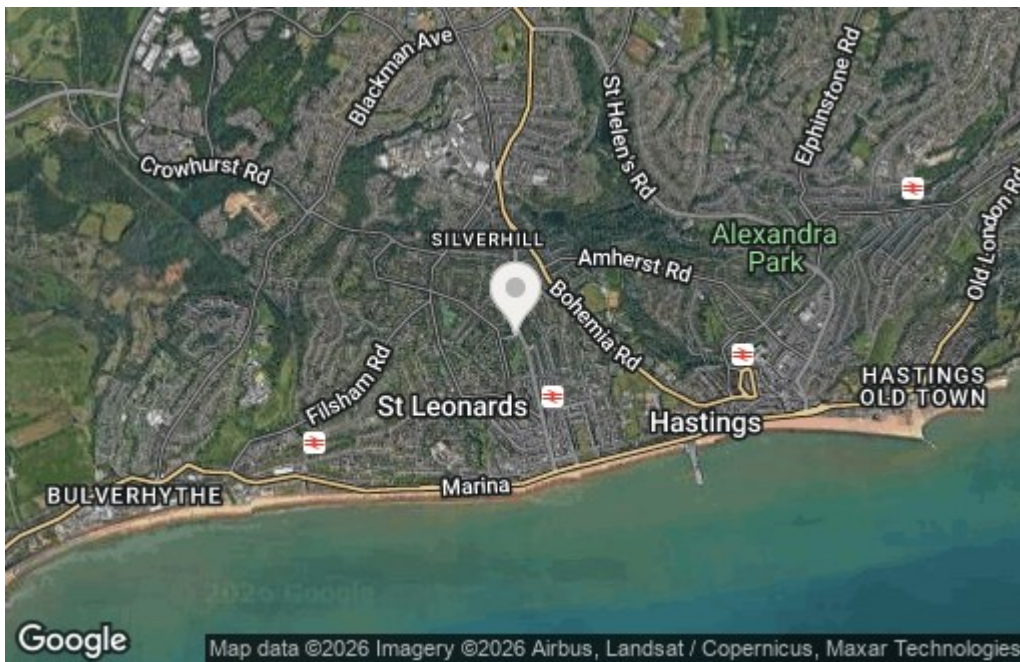
Approximate total area⁽¹⁾

56.6 m²
608 ft²

(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.

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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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
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