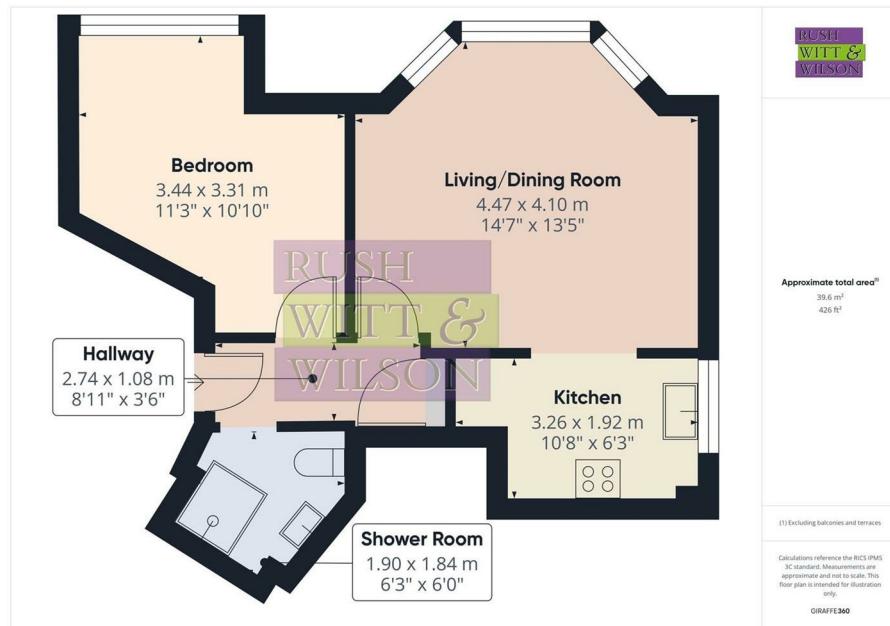




## **Flat 1 Carmel Heights, 121 Bexhill Road, St. Leonards-On-Sea, TN38 0AJ By Auction £80,000 Leasehold**

Nestled on Bexhill Road, this delightful ground floor flat offers a perfect blend of comfort and convenience. This conversion flat is ideal for individuals or couples seeking a low-maintenance living space. The property features a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bedroom is well-proportioned, ensuring a restful retreat at the end of the day. The modern wet room style shower room adds a touch of contemporary elegance, making daily routines a pleasure. One of the standout features of this property is the allocated parking space, a rare find in such a desirable location. Being chain free, this flat presents an excellent opportunity for a swift and hassle-free purchase. In summary, this charming one-bedroom flat on Bexhill Road is a fantastic opportunity for those seeking a comfortable and convenient home in a sought-after area. With its modern features and prime location, it is not to be missed.

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 provider if the service is taken.



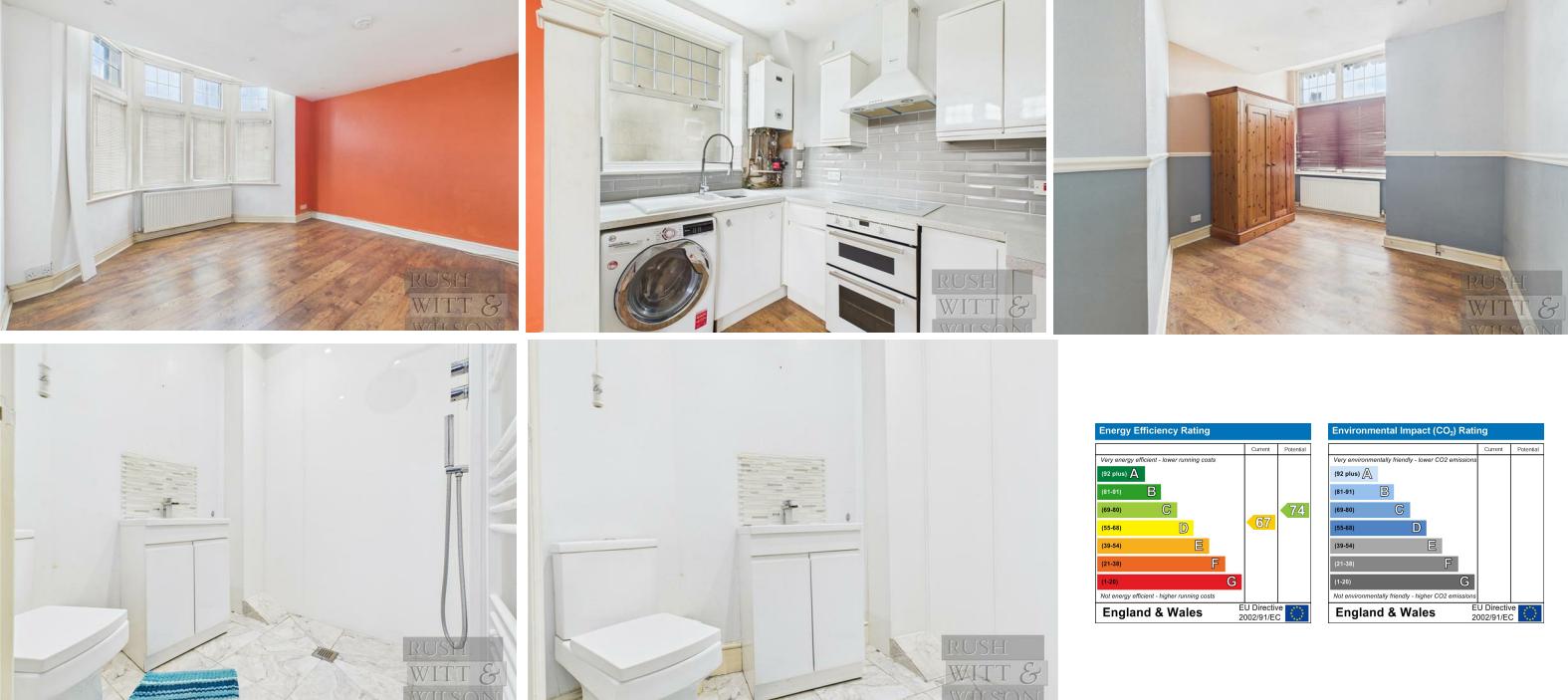
Council Tax Band - A

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Projected
Very energy efficient - lower running costs			
(A) plus	A		
(B)	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs			
(H2 plus)	A		
(H1-H1)	B		
(E1-E1)	C		
(D1-D1)	D		
(C1-C1)	E		
(B1-B1)	F		
(A1-A1)	G		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(H2 plus)	A		
(H1-H1)	B		
(E1-E1)	C		
(D1-D1)	D		
(C1-C1)	E		
(B1-B1)	F		
(A1-A1)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
(H2 plus)	A		
(H1-H1)	B		
(E1-E1)	C		
(D1-D1)	D		
(C1-C1)	E		
(B1-B1)	F		
(A1-A1)	G		

England & Wales EU Directive 2002/91/EC

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