



**3 Kent Road,
St. Leonards-On-Sea, TN38 9QJ
Guide Price £180,000 Freehold**

CHAIN FREE Be sure to visit this ideal first time mid terraced family home which is consisting of main kitchen/diner to the front aspect with separate w/c on the ground floor. To the rear you will be met with the main living room with doors out to the rear garden. On the upper floors there are **THREE BEDROOMS** with a main bathroom suite. This home would benefit from modernisation and gives the perfect canvas to create your own family home. To arrange a visit contact us today and we would be delighted to show you around.

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.



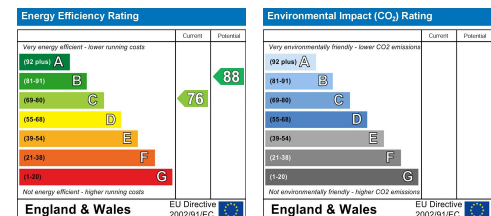
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band – B

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.



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