



**43b Perth Road,
St. Leonards-On-Sea, TN37 7EA
£80,000 Leasehold**

A generously proportioned two-bedroom lower ground floor flat, benefiting from its own private entrance and a private garden ideal for outdoor relaxation or entertaining. The accommodation comprises two spacious double bedrooms, a separate fitted kitchen, and a well-sized bathroom. While the property would benefit from modernisation, it offers a fantastic opportunity to create a home tailored to your own taste and style. Located in a convenient and well-connected area, it is just a short distance from local schools, shops, and transport links, making it an excellent choice for first-time buyers, small families, or those looking to downsize.

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. Payment varies but will be no more than £450.00. These services are optional.

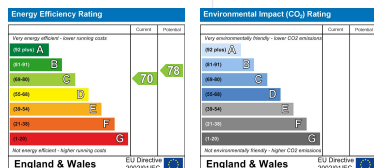


Approximate total area⁽¹⁾
603 ft²
56 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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 – A

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.

