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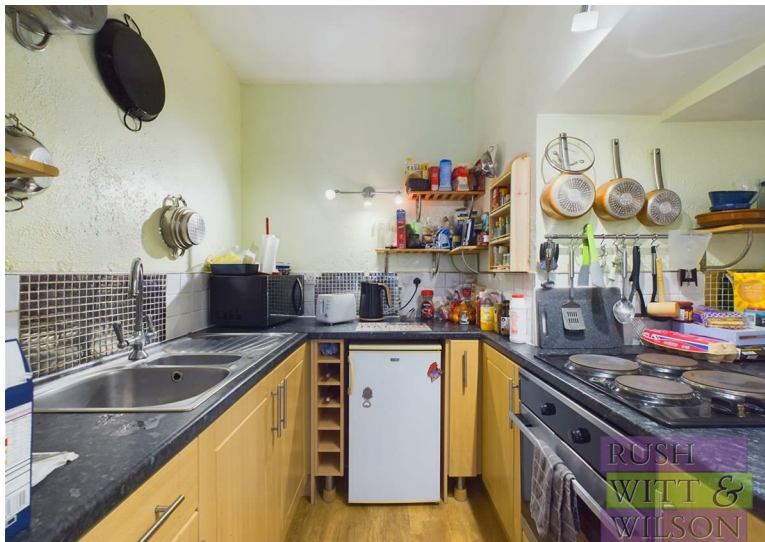


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**16a Eversfield Place, St. Leonards-On-Sea, East Sussex TN37 6BY**  
**Guide Price £120,000**

Rush Witt & Wilson are pleased to present this **THREE BEDROOM LOWER GROUND APARTMENT** located on the seafront which includes a **PRIVATE COURTYARD**. This apartment benefits from its own **PRIVATE ENTRANCE** and offers the next purchaser to apply their own style too. This apartment benefits from an unusually long (980 years remaining) lease and a share in the freehold with a management company that runs the block. The living room/diner is a good size and located to the frontal aspect with a bedroom located opposite. Making your way to the rear of the property you will find the main bathroom and a further bedroom benefitting from an en-suite shower room. The long internal hallway leads through to the kitchen space with the third bedroom nestled at the rear of the building, there is also a separate **UTILITY AREA**. There is a door leading out to the **PRIVATE COURTYARD** garden which makes an ideal space to relax and unwind with guests. We look forward to showing around this fine example of a seafront apartment.

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.







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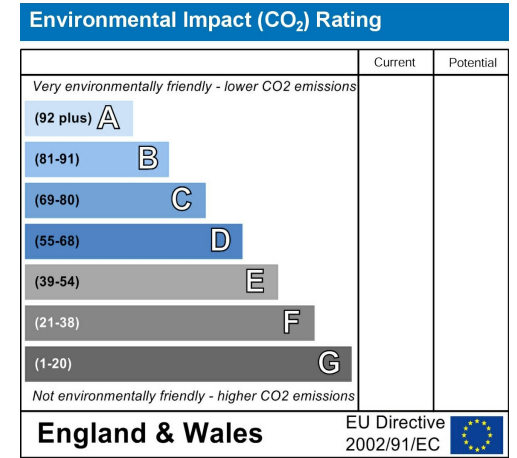
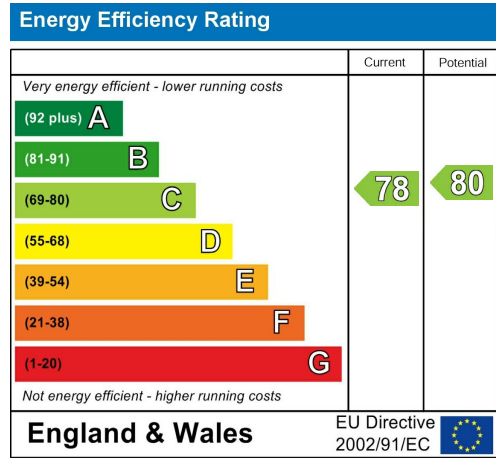
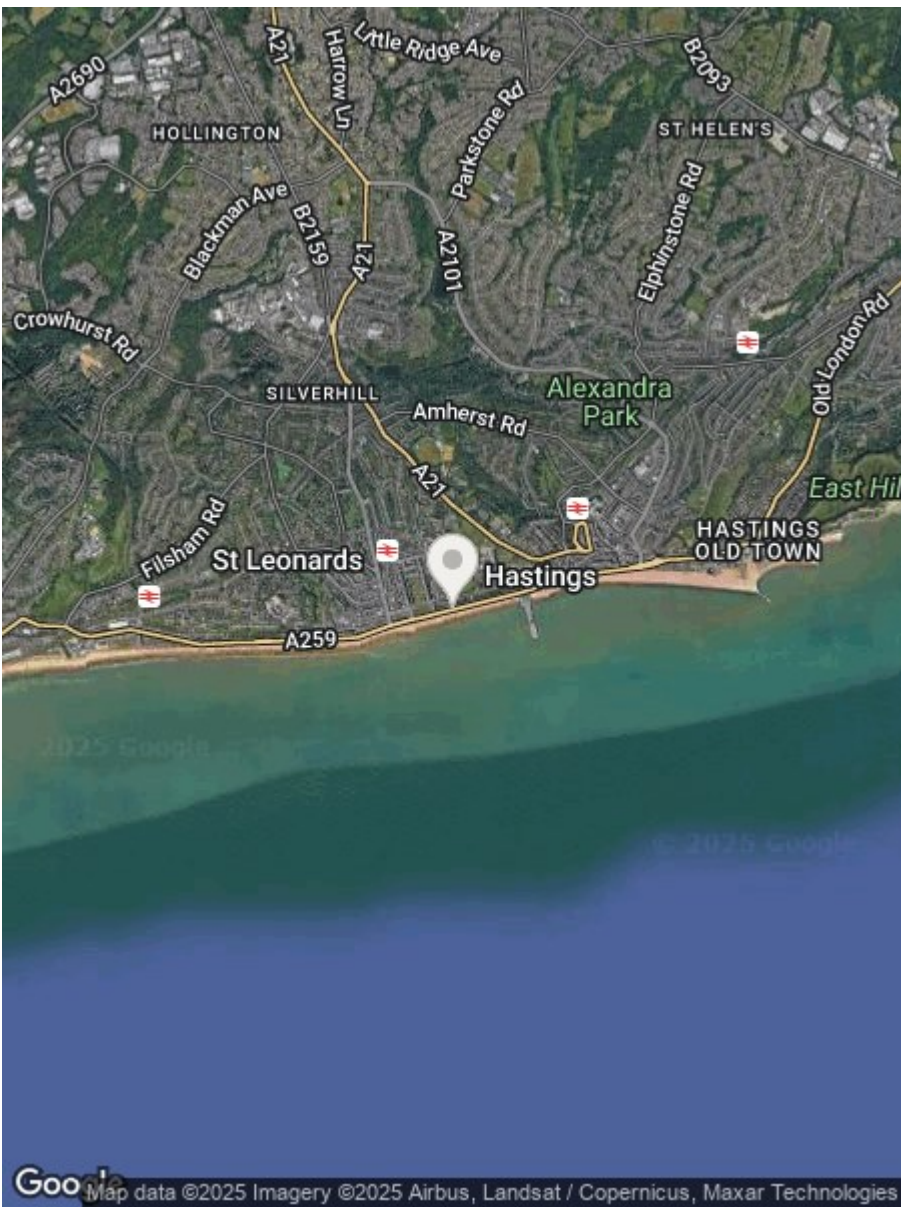
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**Approximate total area<sup>(1)</sup>**  
943.15 ft<sup>2</sup>  
87.62 m<sup>2</sup>

(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.



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