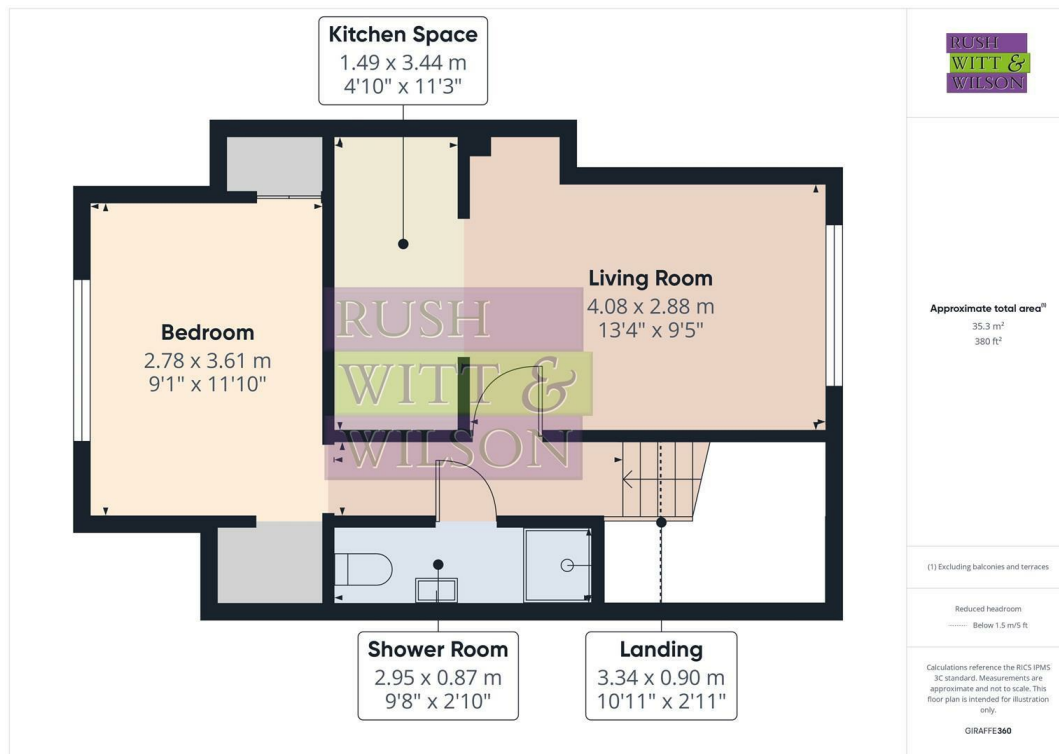




**Top Floor Flat, 49 Carisbrooke Road,
St Leonards-On-Sea, East Sussex TN38 0JT
Guide Price £40,000 - Leasehold**

CASH BUYERS ONLY Nestled in the charming area of St Leonards-On-Sea, this top floor one bedroom flat on Carisbrooke Road presents a unique opportunity for those looking to create their ideal living space. With a blank canvas awaiting your personal touch, this property requires full modernisation throughout, allowing you to design and renovate to your heart's content. The offers the potential for a cosy and functional living area. Its elevated position on the top floor ensures a sense of privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life. The surrounding area boasts a delightful community atmosphere, with local amenities, shops, and the beautiful coastline just a short distance away.

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.



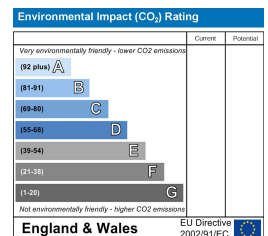
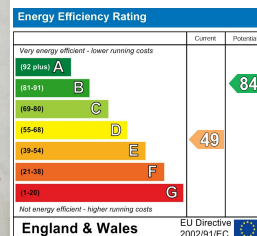
None of the services or appliances mentioned in these sale particulars have been tested.

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.



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