



OAKFIELD



Leslie Street, Eastbourne, BN22 8JB

Auction Guide £200,000



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## Leslie Street, Eastbourne, BN22 8JB

Situated on Leslie Street in Eastbourne, this three-bedroom mid-terrace home presents an excellent opportunity for buyers looking to modernise and personalise a property to their own tastes. Offering generous accommodation throughout, the home features three well-proportioned double bedrooms and a family bathroom with the added benefit of a separate shower cubicle.

The ground floor comprises a spacious living room, providing ample space for both everyday living and entertaining, alongside a kitchen/dining room with direct access to the rear garden. The generous garden offers plenty of potential for outdoor enjoyment, landscaping, or family activities. An integral garage provides useful storage space or off-road parking.

Requiring refurbishment throughout, the property offers significant scope for improvement, making it an appealing prospect for homeowners, investors, and developers alike.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes 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. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.





**Living Room**  
13'8" x 11'1" (4.17m x 3.38m)

**Kitchen**  
14'3" x 8'0" (4.34m x 2.44m)

**Bedroom One**  
14'4" x 10'2" (4.37m x 3.10m)

**Bedroom Two**  
11'10" x 7'9" (3.61m x 2.36m)

**Bedroom Three**  
13'4" x 8'9" (4.07m x 2.67m)

**Bathroom**  
8'9" x 5'10" (2.67m x 1.78m)

**Council Tax Band B - £2,064.44 Per Annum**



## Floor Plan

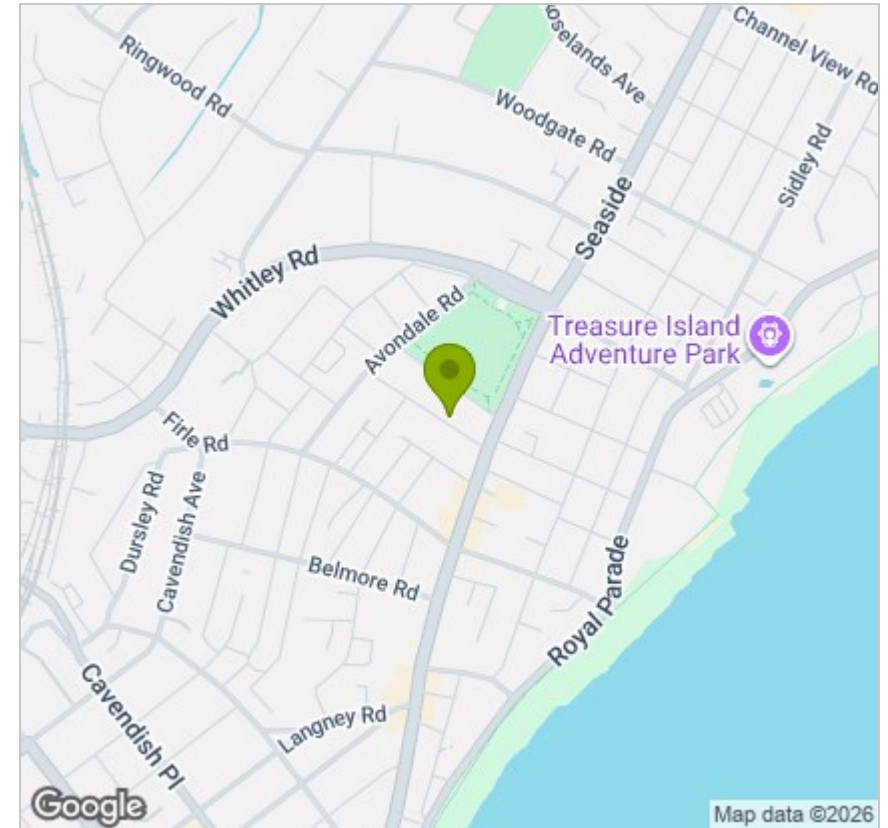


## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

