



OAKFIELD



St. Thomas's Road, Hastings, TN34 3LQ

Auction Guide £180,000



**St. Thomas's Road,
Hastings,TN34 3LQ**

A bright three-bedroom Victorian terraced house enviably positioned within walking distance of a local shop, the West Hill, Ore railway station, and Hastings town centre, offering convenient access to the seafront and a second mainline railway station.

The accommodation comprises a bay-fronted living room to the front of the property, a separate dining room to the rear, and a family bathroom on the ground floor.

To the first floor are three bedrooms, including two generous double rooms, together with an additional cloakroom, providing flexible accommodation for a range of buyers.

Outside, the enclosed rear garden has been designed for ease of maintenance, creating a private outdoor space with scope for further improvement.

Occupying a sought-after West Hill location, this property presents an excellent opportunity for buyers seeking a project. Requiring full renovation and modernisation throughout, it offers fantastic potential to refurbish, redesign, and create a bespoke family home tailored to individual tastes and requirements.

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

14'8" x 12'8" (4.47m x 3.86m)

Reception Room

11'11" x 10'3" (3.63m x 3.12m)

Kitchen

8'2" x 7'10" (2.49m x 2.39m)

Bedroom One

16'3" x 11'9" (4.95m x 3.58m)

Bedroom Two

11'11" x 10'4" (3.64m x 3.16m)

Bedroom Three

11'11" x 8'1" (3.64m x 2.47m)

Bathroom

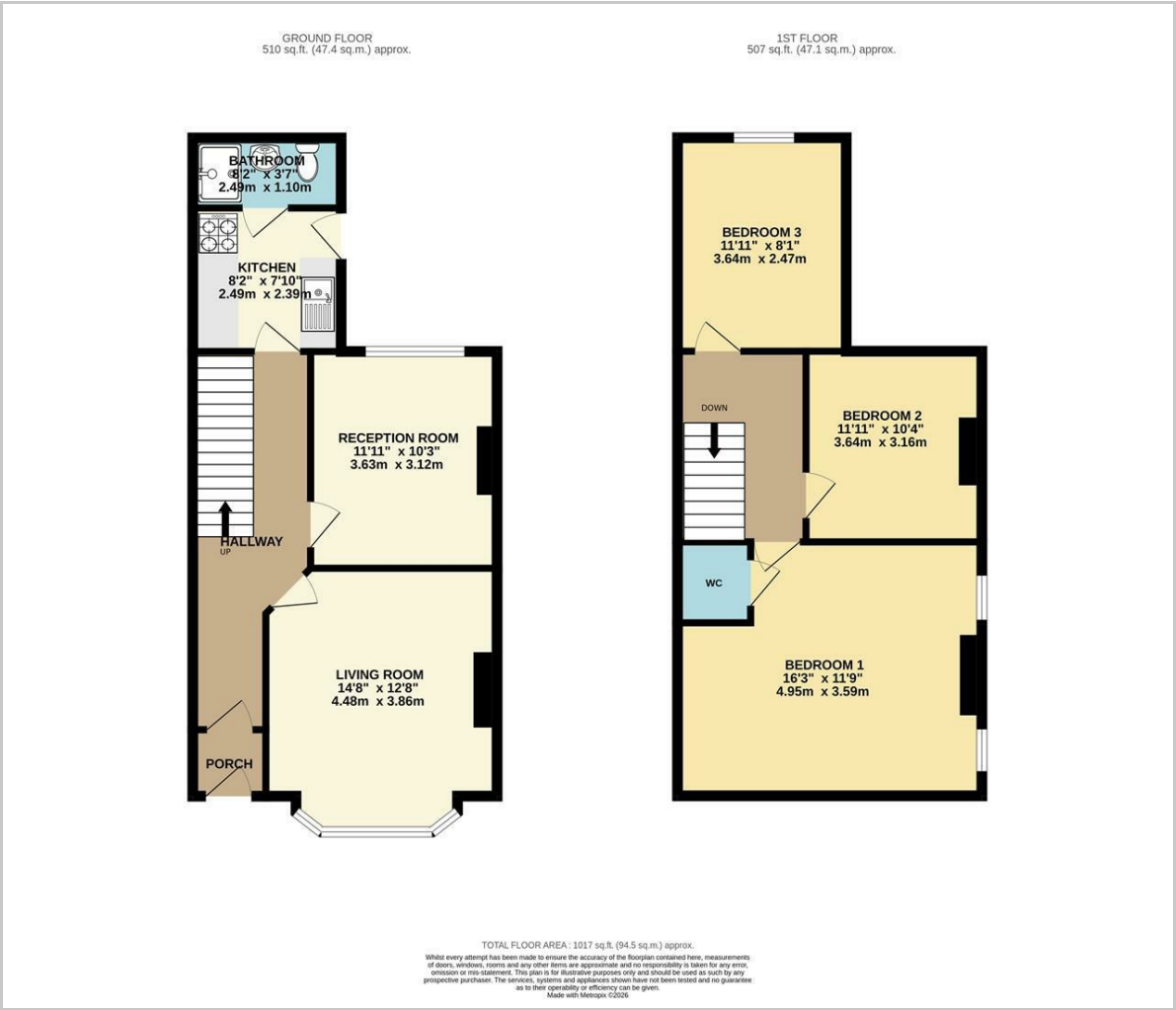
8'2" x 3'7" (2.49m x 1.10m)

WC

Council Tax Band B - £1,986.55 Per Annum



Floor Plan

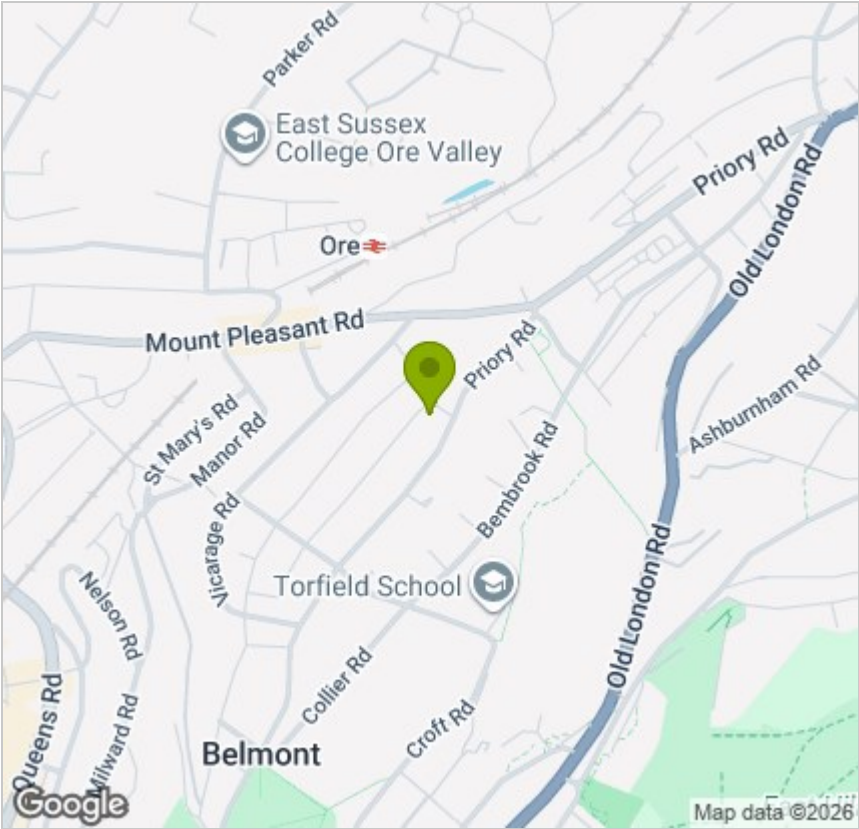


Viewing

Please contact us on 01424 224700 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

