Magdalen Road, St. Leonards, TN37 6EG

Price Guide £120,000

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Auction Date 26th October 2026

Located in the ever-popular St Leonards area, this delightful one-bedroom ground floor flat offers the perfect blend of character, comfort, and convenience. Ideally positioned within walking distance of the beach, Warrior Square train station, and the bohemian bars, independent shops, and restaurants of Kings Road, this home is perfectly suited for those who enjoy vibrant coastal living.

The property benefits from its own private entrance and features a bright and spacious lounge with a feature fireplace, adding warmth and charm to the space. The double bedroom is generously sized and enjoys a pleasant outlook over the courtyard garden, creating a peaceful retreat.

The galley-style kitchen provides ample worktop space and room for under-counter appliances, along with an electric oven, hob, and extractor hood. From the kitchen, there is direct access to the private courtyard, which includes a large, well-maintained shed and rear access via a side gate.

The bathroom, located off the kitchen, comprises a WC, wash hand basin, and bath, presented in clean condition with two windows allowing plenty of natural light and ventilation.
This charming flat would make an ideal first home, investment property, or seaside retreat, combining period features with a highly desirable coastal location.

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). A

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 £6600

Living room

14'4 x 11'6 (4.37m x 3.51m)

Kitchen

15'10" x 7'3" (4.83m x 2.22m)

Bedroom

12'4 x 9'2 (3.76m x 2.79m)

Bathroom

7'3" x 6'3" (2.22m x 1.91m)

Council Tax Band A - £1,784.39 Per Annum

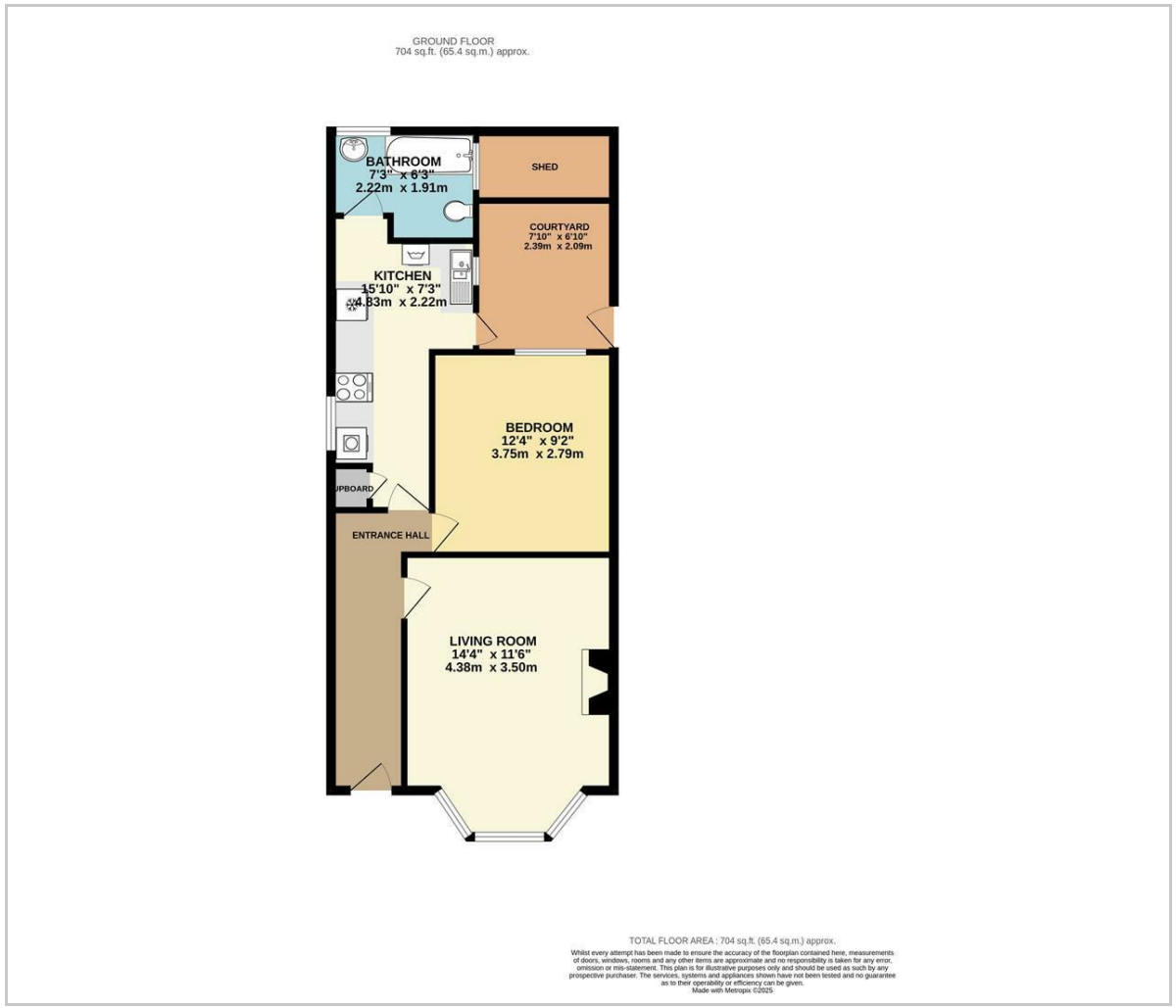
Lease Information

Lease: This property is offered as share of freehold and there are 63 years remaining on the lease

We have been advised that there is no annual ground rent.

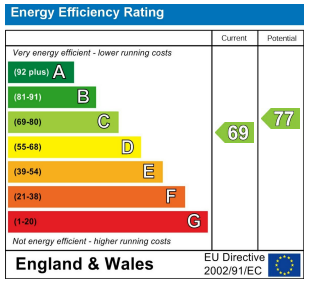
Service charges and the maintenance is on an Adhoc basis. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

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