

Leopold Road, Bexhill-On-Sea, TN39 3PF

Price Guide £40,000

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A one-bedroom ground-floor approximately flat 35 sqm (377 sq ft). requiring full refurbishment throughout, offering an excellent opportunity for buyers looking to add value.

Ideally located close to the town centre, the property is within easy reach of a variety of shops, restaurants and convenient transport links. The accommodation comprises a living area, kitchen space, double bedroom and shower room, along with the added benefit of a courtyard.

In need of complete modernisation, this property is ideally suited to investors or those seeking a renovation project, with excellent potential once improved. Cash buyers only due to the short lease length. Early viewing is recommended to fully appreciate the opportunity on offer.

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.





















Lease Information

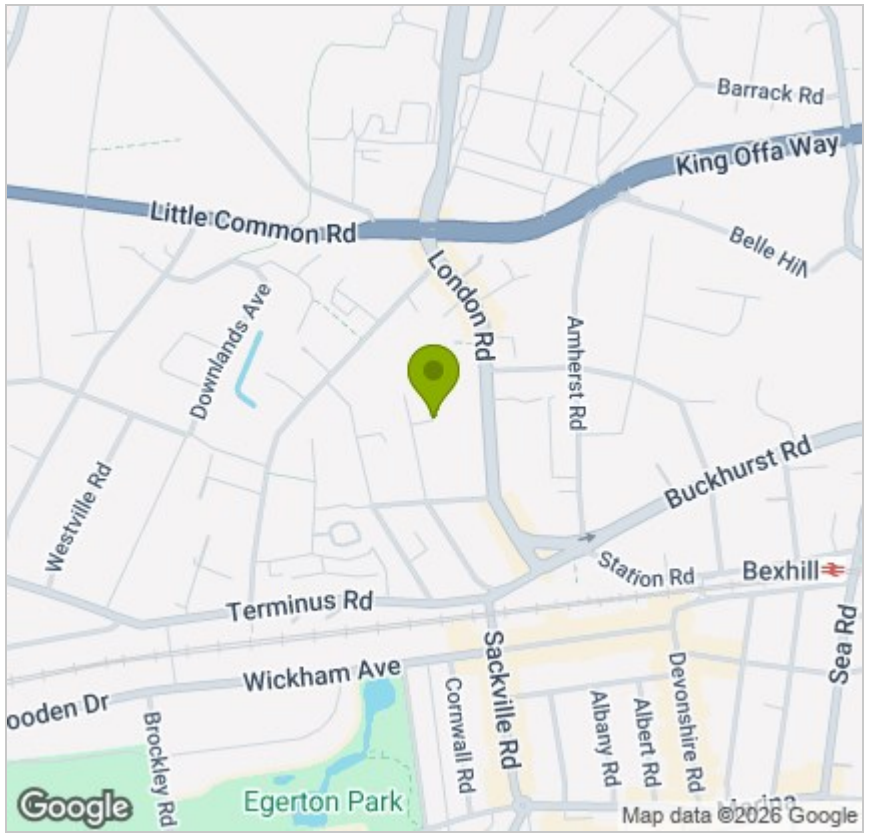
Lease: This property is offered as leasehold with a 99 year lease, which was granted on 25th March 1974

We have been advised that there is no annual ground rent

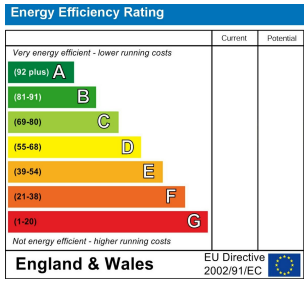
The service charges is a £300 per annum, which is paid every 6 months, advised from the most recent service charge statement from September 2026 - March 2027. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

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.

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.

12 Sackville Road, Bexhill on sea, East Sussex, TN39 3JL
Bexhill@oakfieldproperty.co.uk

01424 224700
www.oakfieldproperty.co.uk