



OAKFIELD



Boscobel Road, St. Leonards, TN38 0LU  
Auction Guide £90,000



## Boscobel Road, St. Leonards, TN38 0LU

Located in one of the most desirable parts of St Leonards-on-Sea, this charming ground floor flat forms part of a stunning period building and offers a perfect blend of character and modern living.

The property boasts high ceilings and large windows, creating a wonderfully light and spacious feel throughout. At the heart of the home is an open-plan kitchen and lounge, complete with a feature fireplace. The modern kitchen is fitted with an electric oven, gas hob, and has space for a fridge-freezer along with a freestanding washing machine.

A hallway leads to the generously sized double bedroom, quietly positioned at the rear of the building and overlooking a peaceful courtyard – an ideal retreat. The accommodation is completed by a contemporary shower room with a power shower, wash hand basin, and WC.

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





### Living room

13'8" x 12'4" (4.17 x 3.77)

### Kitchen

9'7" x 6'1" (2.92m x 1.85m)

### Bedroom

13'2" x 9'9" (4.01m x 2.97m)

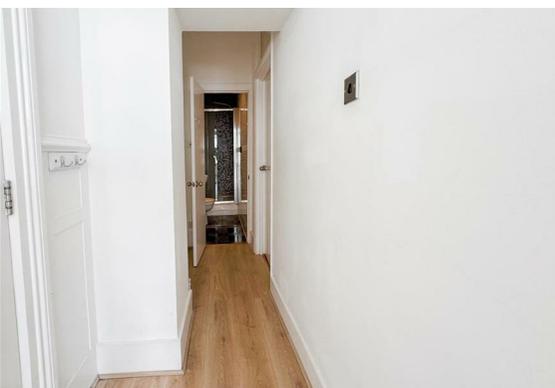
### Shower room

8'5" x 5'2" (2.59 x 1.58)

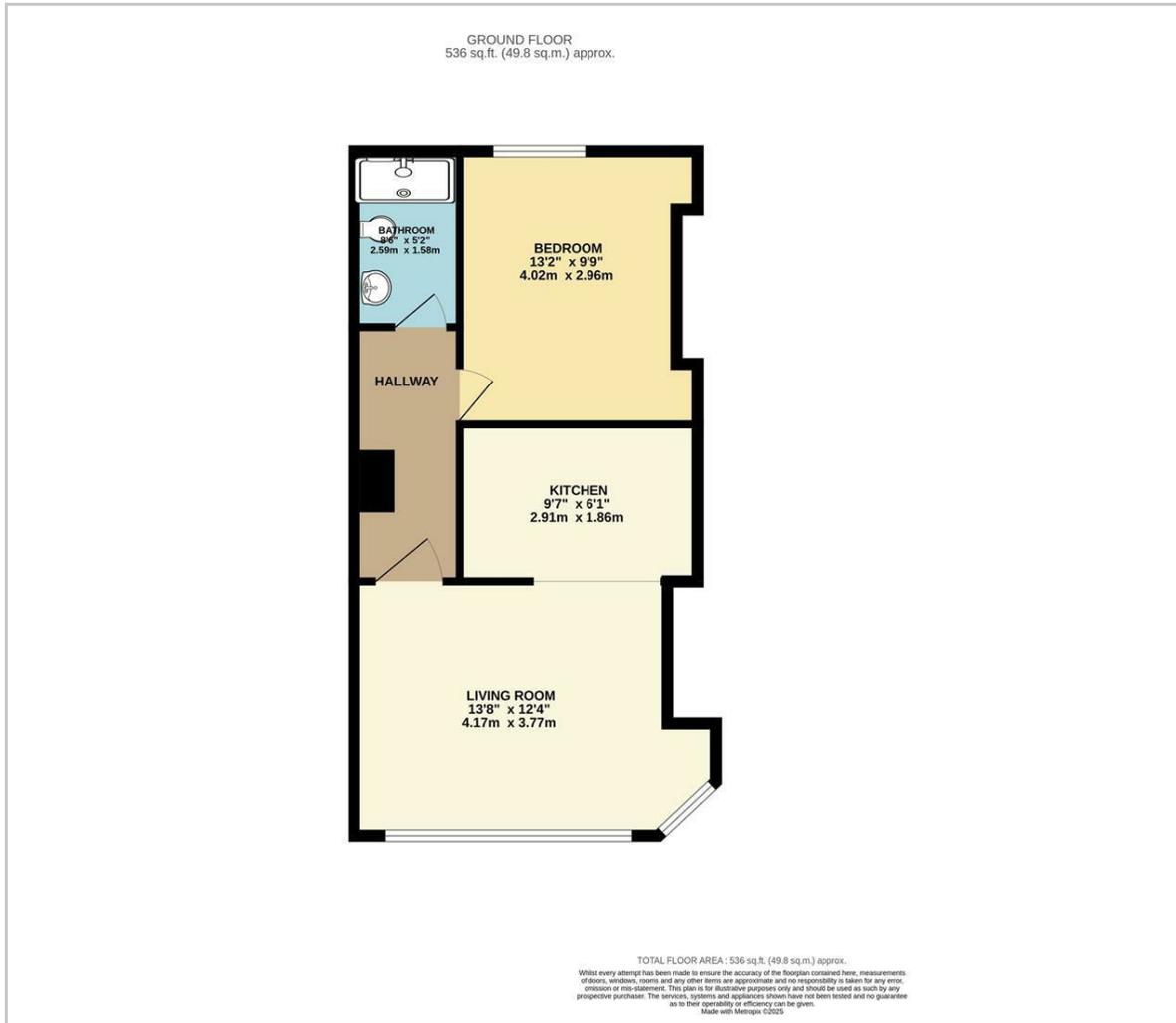
### Council Tax Band A - £1,702.76 Per Annum

### Lease Information

The seller advises that the property is Leasehold and has approximately 97 years remaining on the lease and the maintenance is approximately £900 per annum but is paid on an as and when basis. The ground rent is £150 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan

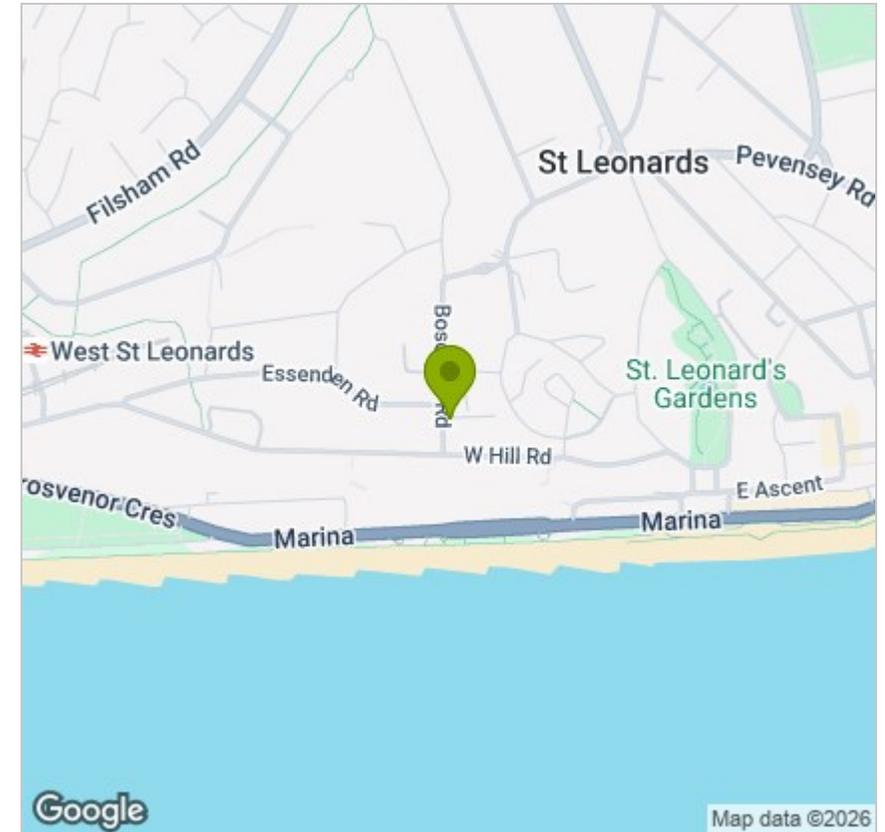


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

