



OAKFIELD



Terrace Road, St. Leonards, TN37 6BN

Auction Guide £85,000



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1-Bedroom Flat in the Heart of St Leonards – Chain Free

Situated in the highly sought-after heart of St Leonards, this spacious one-bedroom flat is perfectly positioned just a short walk from Warrior Square train station, the seafront, and a vibrant mix of local shops, cafés, and galleries.

Set within a traditional period building, the property offers a generous layout with a semi open-plan living room and kitchen, creating a flexible and sociable living space. The flat retains its character charm while providing comfortable accommodation in a prime coastal location.

Being offered to the market chain free, this property presents an excellent opportunity for first-time buyers, investors, or those looking for a stylish home by the sea. Lease extension information can be provided on request.

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). Auction End Date: Thursday, 18th Dec 2025 at 11:00 AM

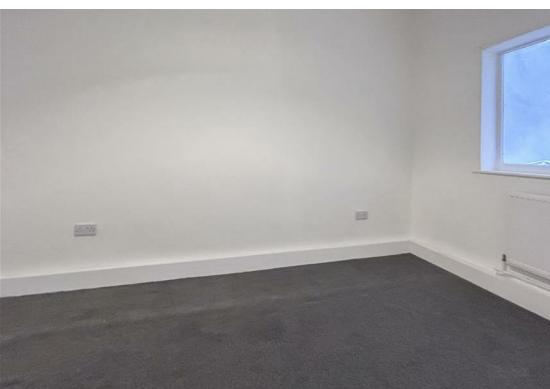
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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. Payment varies but will be no more than £450.00. These services are optional.





Living Room

13'9" x 11'5" (4.19m x 3.48m)

Kitchen

13'9" x 5'9" (4.19m x 1.75m)

Hallway

9' x 7'3" (2.74m x 2.21m)

Bedroom 1

13'10" x 8'8" (4.22m x 2.64m)

Bathroom

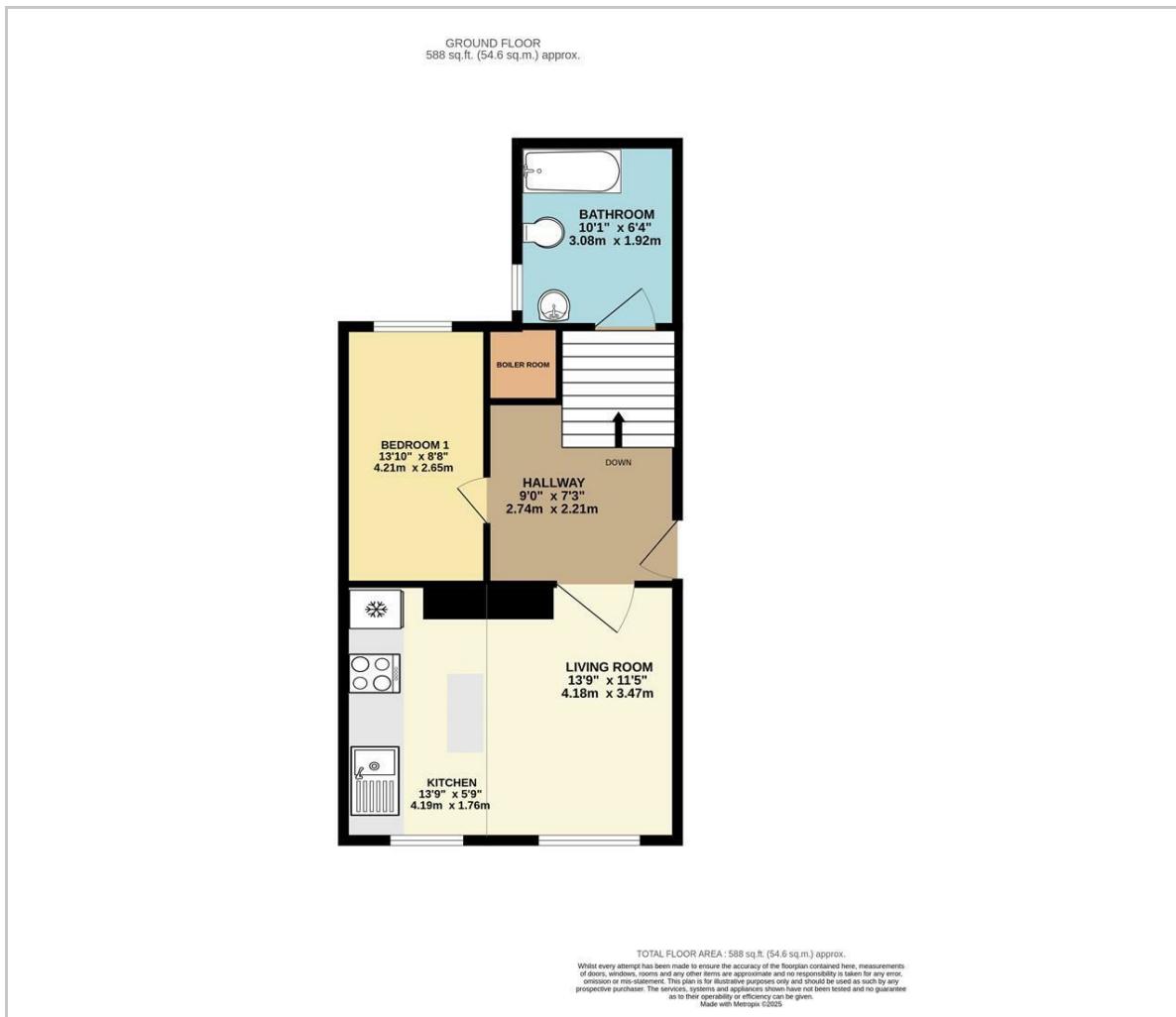
10'1" x 6'4" (3.07m x 1.93m)

Council Tax Band A - £1,702.76 Per Annum

Lease Information

The seller advises that the property is offered as leasehold and has approximately 77 years remaining on the lease. The service charge is approximately £2,400 annum. The agent has not had sight or confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

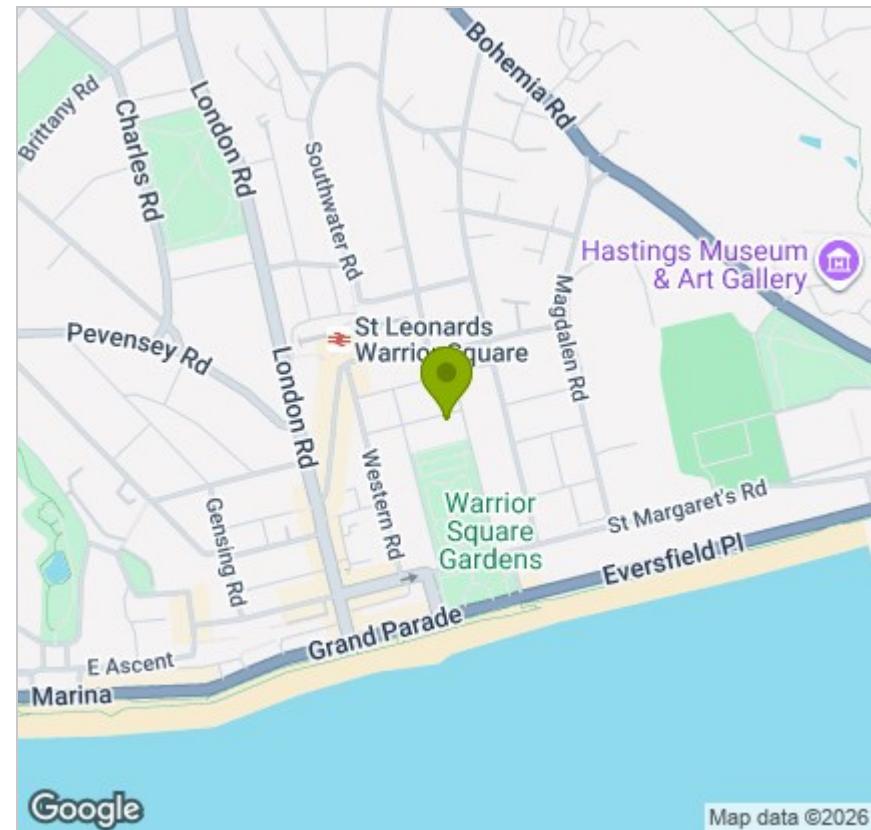
Floor Plan



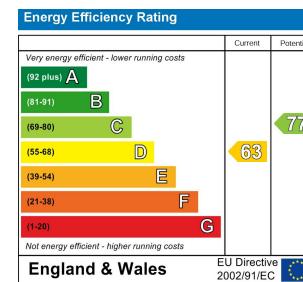
Viewing

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

Area Map



Energy Efficiency Graph



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.