

OAKFIELD

Marina, St. Leonards, TN38 0BJ

By Auction £165,000

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Marina, St. Leonards, TN38 0BJ

A well-presented two-bedroom apartment ideally situated in the sought-after Marina area of St Leonards-on-Sea, enjoying attractive sea views and a convenient position close to a wide range of local amenities.

The accommodation offers bright and spacious open-plan living, creating a sociable and versatile space for both relaxing and entertaining. The fitted kitchen flows seamlessly into the living area, while the property further benefits from two well-proportioned bedrooms and a modern bathroom fitted with a bath and shower over. Additional features include double glazing throughout and a highly convenient location within easy reach of local shops, cafes, restaurants, bus routes, and the seafront promenade.

The nearby seafront and promenade offer beautiful coastal walks, whilst Hastings town centre is just a short distance away, providing an extensive range of shopping, leisure, and recreational facilities.

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
18'1" x 10'6" (5.51m x 3.20m)

Kitchen
11'4" x 7'8" (3.45m x 2.34m)

Bedroom One
12'11" x 7'9" (3.94m x 2.36m)

Bedroom Two
12'1" x 7'8" (3.68m x 2.34m)

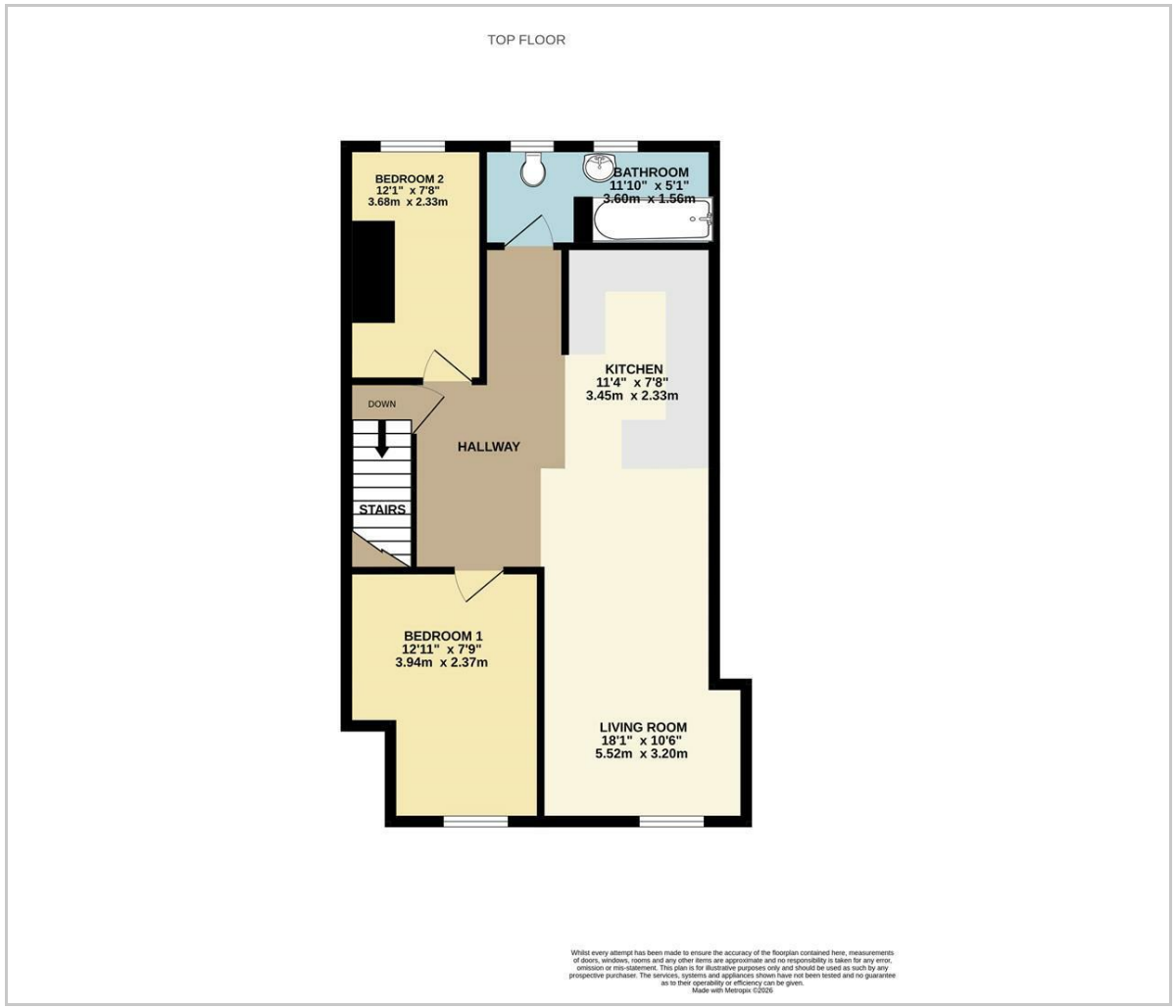
Bathroom
11'10" x 5'1" (3.61m x 1.55m)

Council Tax Band A - £1,784.39 Per Annum

Lease Information
Lease: This property is offered as share of freehold and there is a lease of 999 years which was granted on 1st April 2008

The service charge and ground rent are waiting to be confirmed. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

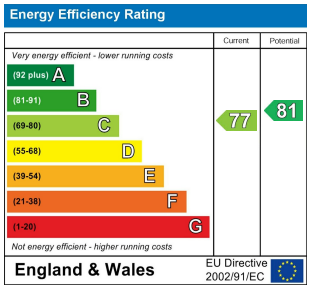
Floor Plan



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.

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