Manor Road, Bexhill-On-Sea, TN40 1SU

Auction Guide £170,000

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Manor Road, Bexhill-On-Sea, TN40 1SU

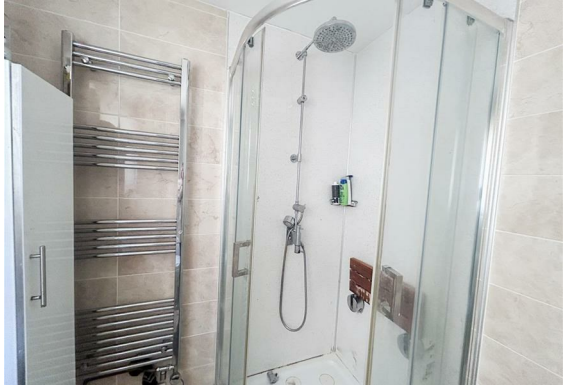
A spacious two double bedroom purpose-built first floor flat situated in a popular road close to Bexhill Old Town. The property features a kitchen and bathroom, including a separate shower and two WCs, and would benefit from some modernisation. Additional benefits include a garage, a pleasant westerly aspect to the rear overlooking well-maintained communal gardens, and a good-length lease.

The flat enjoys lovely views across Bexhill, with glimpses of the sea, and is conveniently located near local bus routes and the A259, providing excellent access to the town centre, seafront, and surrounding areas.

This property is ideal for first-time buyers, professionals, or those looking to downsize, offering well-proportioned rooms, potential to modernise, and a prime location combining the character of Old Town living with excellent transport links and local attractions

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
16'0" x 15'6" (4.88m x 4.72m)

Kitchen
15'5" x 9'4" (4.70m x 2.84m)

Bedroom One
15'6" x 11'6" (4.72m x 3.51m)

Bedroom Two
15'5" x 9'9" (4.70m x 2.98m)

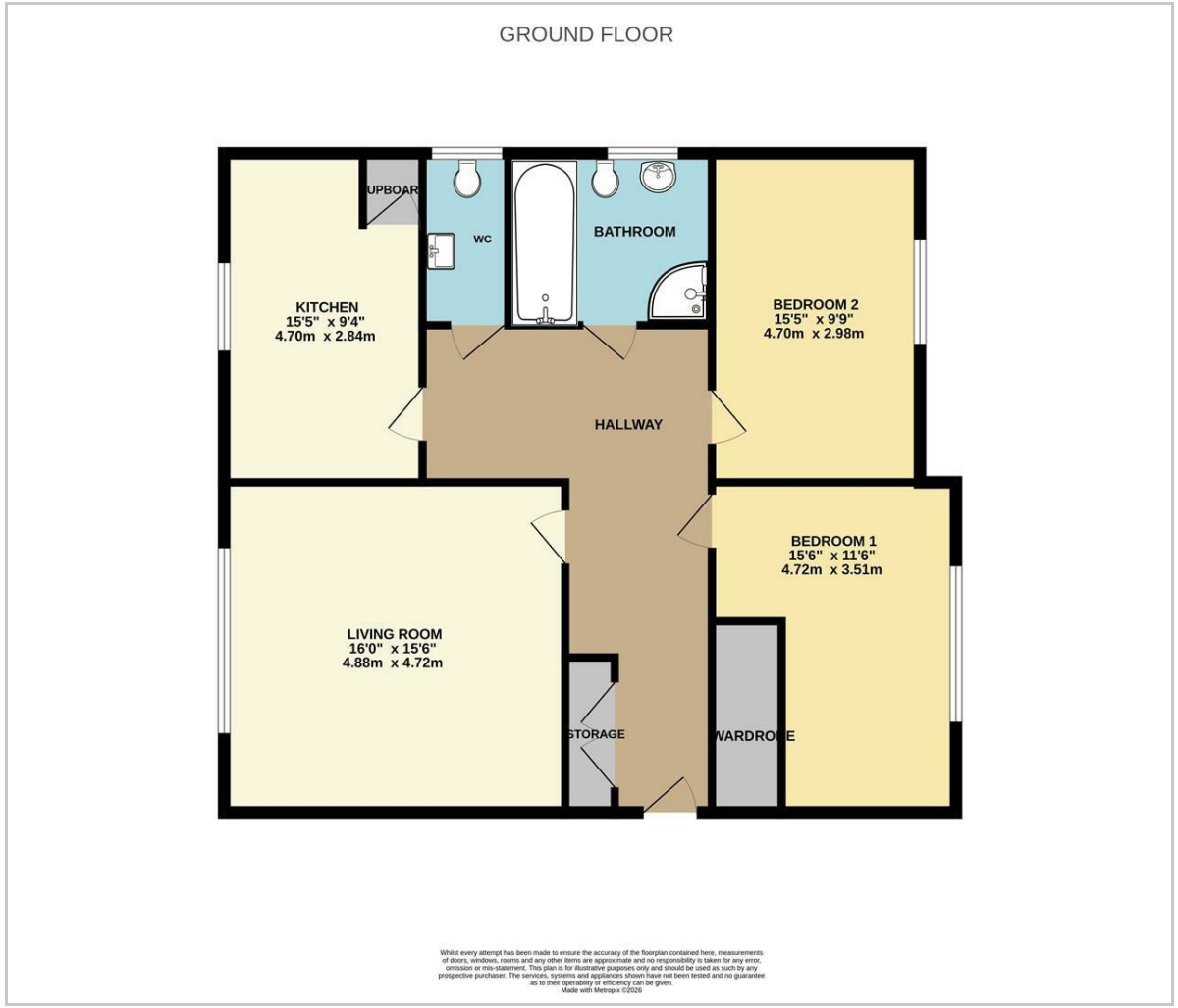
Bathroom

WC

Council Tax Band C - £2277 Per Annum

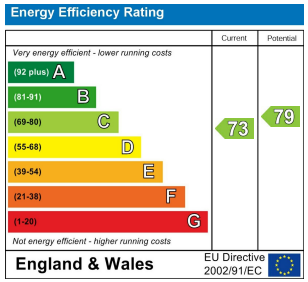
Lease Information
The seller advises that the property is offered as leasehold and has approximately 966 years remaining on the lease and the service charge is approximately £2,0000 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Floor Plan



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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