



OAKFIELD



Chambers Road, St. Leonards-On-Sea TN38

Auction Guide £190,000



## Chambers Road, St. Leonards-On-Sea TN38

This bright and spacious three-bedroom mid-terraced home is being offered to the market chain free, making it an ideal opportunity for those looking to move quickly.

Situated on a sought-after road in St Leonards-On-Sea, the property is conveniently located close to Tesco superstore, local schools, bus routes, and other essential amenities.

The ground floor offers a generous living room with a separate dining area, providing plenty of space for both relaxing and entertaining. The galley-style kitchen is well-equipped and includes an integrated oven and hob.

Upstairs, the first floor comprises three well-proportioned bedrooms and a fitted family bathroom, complete with a shower over the bath, a wash hand basin, and a WC.

Externally, the property benefits from a private rear garden that is low maintenance and features a timber-framed shed, ideal for additional storage.

This is a fantastic opportunity to purchase a well-located and spacious home. Viewing is highly recommended.

\*For sale by modern method of auction:  
Starting bid price: £190,000 plus reservation fee.\*

### Auction Notes:

Starting Bid and Reserve Price

\*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.





### Living Room

14'7" x 11'0" (4.45m x 3.35m)

### Dining Room

10'3" x 8'1" (3.12m x 2.46m)

### Kitchen

14'9" x 6'11" (4.5m x 2.1m)

### Bedroom

11'0" x 9'9" (3.35m x 2.97m)

### Bedroom

11'0" x 7'0" (3.35m x 2.13m)

### Bedroom

7'5" x 7'4" (2.26m x 2.24m)

### Bathroom

**Council Tax Band B - £1,986.55 (per year)**



Floor Plan

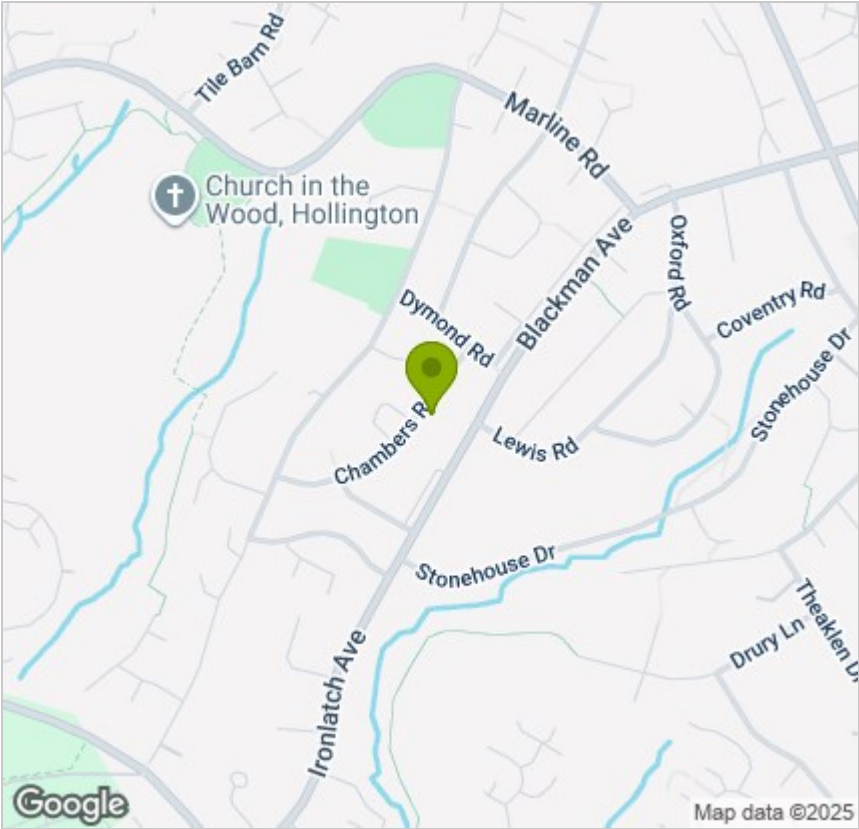


Viewing

Please contact us on 01424 722122 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.

Area Map



Energy Efficiency Graph

