

LOT

3

Flat 3 Medlow Court, 56–59 Eversfield Place, St Leonards-on-sea  
TN37 6DB

**Guide Price £75,000\***

**SPACIOUS ONE BEDROOM FLAT IN NEED OF UPDATING THROUGHOUT**



This spacious ground floor flat forms part of a period property located on the sea front at St Leonards on Sea within easy reach of the town centre and the main town of Hastings. Rail services are within walking distance at Hastings and St Leonards Warrior Square stations. The area is well served by bus routes and recreational facilities. The flat offers good sized accommodation that includes a large bay windowed south facing lounge with sea views. The dwelling retains a great deal of character with some original features and also benefits from gas fired central heating. The flat is sold with the benefit of vacant possession and will be of interest to investment buyers. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.**

#### ACCOMMODATION

Entrance Hall, Reception Room, Shower Room, Kitchen, Bedroom.

#### TENURE

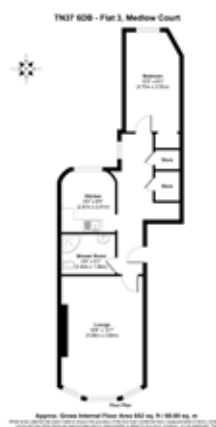
Leasehold. 99 years from 24 June 1975, thus approximately 48 years unexpired.

#### LOCAL AUTHORITY & TAX RATING

Hastings  
Council Tax Band A  
EPC pending.

#### VIEWING TIMES

Saturday 6th September @ 11.30 – 12 noon  
Wednesday 10th September @ 11.30 – 12 noon  
Saturday 13th September @ 11.30 – 12 noon  
**OPEN SESSIONS – NO NEED TO CALL TO BOOK IN**



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN