

Chelsfield Hurstdene, Skibbs Lane, Nr. Orpington, Greater London BR6 7RH

- **A Long Leasehold Detached House**
 - Providing Two Bedroom Accommodation
 - Situated within the Metropolitan Green Belt
 - Garden Areas to both Front and Rear
- ### Vacant Possession

**BY ORDER OF THE LONDON
BOROUGH OF BROMLEY**



Tenure

Long Leasehold. The property is to be held on a new lease for a term expiring 10th September 2962 (thus having approximately 944 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the west side of Skibbs Lane, approximately 300m to the north of its junction with Bucks Cross Road and Chelsfield village. Chelsfield has a local pub, a primary school and a village hall, whilst a further and more extensive range of facilities is available in Orpington to the north-west. Rail services run from Chelsfield Station and the nearby Orpington By-pass (A224) provides easy access to the M25 Motorway. The open spaces of Goddington Park are within reach and Broke Hill, Chelsfield Lakes and Lullingtonstone Park Golf courses are all close by.

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens and occupies a semi-rural position within the Metropolitan Green Belt.

Accommodation

Ground Floor – Two Reception Rooms, Former Kitchen, Bathroom/WC and wash basin (bath removed)

First Floor – Two Bedrooms, Bathroom/WC and wash basin

NB. The property drains into a shared septic tank. Prospective purchasers are referred to the legal pack for more information in this regard.

To View

The property will be open for viewing every Monday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

The property fronts a narrow country lane where on-street car parking is not possible. Viewers are requested to park within Chelsfield village, which is a short walk from the property.

VACANT – Long Leasehold House

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.