## Newhaven

22 Falaise. West Quay. **East Sussex BN9 9GG** 

A Leasehold Self-Contained Purpose Built Ground Floor Two Bedroom Flat

### BY ORDER OF A FUND

### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th September 2006 (thus having approximately 113 years unexpired) at a current ground rent of £250 per annum.

The property is situated on the east side of West Quay, which is located off Fort Road. The local amenities of Newhaven, including the Marina, are available, with the further extensive facilities of Brighton being readily accessible to the west. Seaford Golf Club is within easy reach to the east. Newhaven Rail Station is also within close proximity. The nearby A26 provides access to the A27 coastal trunk road.

### Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and seven upper floors.

### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom

### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 2.30 - 3.00 p.m. These are open viewing times with no need to register. (Ref: MW).



### Seller's Solicitor

Messrs Moore Blatch (Ref: NC). Tel: 02380 718144. Email: nicola.curtis@mooreblatch.com VACANT -

Leasehold Flat

# **Vacant Possession**



## Southampton

3 Bevois Mansions, **Bevois Hill. Hampshire SO14 OSL** 

## grainger plc

BY ORDER OF GRAINGER PLC

### Tenure

Freehold.

### Location

The property is situated on the east side of Bevois Hill, close to its junction with Lodge Boad, Shops are available along Lodge Road, with a more extensive range of facilities being accessible in Southampton city centre approximately 0.9 miles to the south. Rail services run from St Denvs Station approximately 1 mile to the north-east. The open spaces of East Park and Watts Park are

### Description

nearby.

The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and two upper floors. The property is internally arranged to provide two self-contained flats. There is a garden.

A Freehold Ground Rent Investment secured upon a Mid Terrace Building internally arranged to provide **Two Self-Contained Flats** 

A schedule of tenancies is set out below

	Flat	Lease Term	Ground Rent £ p.a.
	Ground Floor Flat	Subject to a lease for a term of 189 years from 14th June 1979 (thus having approximately 150 years unexpired)	Peppercorn
	First and Second Floor Flat	Subject to a lease for a term of 99 years from 1st January 2012 (thus having approximately 93 years unexpired)	£150 p.a.

### **Rights to Pre-Emption**

The lessees have NOT taken up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

### **Management and Insurance**

The Freeholder has the right to manage and insure.

### Seller's Solicitor

Messrs Womble Bond Dickinson (Ref: TW). Tel: 0191 279 9038. Email: trudy.wrobel@wbd-uk.com

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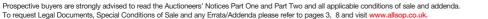
**Total Current** 

£150 per

Rent Reserved

**INVESTMENT -**Freehold **Ground Rent** 





Lot 33 - WITHDRAWN