

Polegate

38 Greenleaf Gardens, Nr. Eastbourne, East Sussex BN26 6PF

BY ORDER OF MOUNTVIEW ESTATES PLC

Tenure

Freehold.

Location

The property is located on the south side of Greenleaf Gardens. The A22 and A27 are accessible to the north-east. Local shops are available in Polegate, with a more extensive range of facilities being accessible in Eastbourne to the south. Rail services run from Polegate Station less than a mile to the south. The open spaces of Gate Front and Eastbourne Seafront are nearby.

Description

The property comprises a semi-detached bungalow arranged over ground floor only beneath a pitched roof. Externally there are front and rear gardens and a detached single garage.

A Freehold Semi-Detached Bungalow. Garage

SIX WEEK COMPLETION AVAILABLE

Accommodation

Ground Floor – Reception Room through to Lean-To/Conservatory, Two Bedrooms, Kitchen, Shower Room with WC and Basin. Externally there are gardens to the front and rear and a detached single garage.

To View

The property will be open for viewing every Monday and Friday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Ross & Craig (Ref: P Bardsley).
Tel: 0207 262 3077 .
Email: phillip.bardsley@rosscraig.com

Vacant Possession



VACANT – Freehold Bungalow

78
LOT

London SE25

10 Manor Road, South Norwood SE25 4TA

A Freehold Ground Rent Investment secured upon an End of Terrace Building. Internally arranged to provide Two Self-Contained Flats

Tenure

Freehold.

Location

The property is situated on the south side of Manor Road close to its junction with Portland Road (A215). Local shops and amenities are available along Portland Road with more extensive facilities being accessible approximately 0.1 miles west on High Street (A213). The property is well served by local bus routes. Rail services run from Norwood Junction Station and provide Overground links to Central London.

Description

The property comprises a ground rent investment secured upon an end of terrace building internally arranged to provide two self-contained flats.



Tenancies

A schedule of Tenancies is set out below.

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

Total Current Rent Reserved £500 per annum

Floor	Terms of Tenancy	Current Ground Rent £ p.a.
Ground	99 years from 1st January 2006 (thus having approximately 91 years unexpired)	£250
First & Second	99 years from 1st January 2006 (thus having approximately 91 years unexpired)	£250

INVESTMENT – Freehold Ground Rent

79
LOT

London SE22

202B Dunstons Road, East Dulwich SE22 0ES

A Freehold Ground Rent Investment Secured upon a Semi-Detached Building. Internally arranged to provide Two Self-Contained Flats

Tenure

Freehold.

Location

The property is situated on the west side of Dunstons Road facing the open spaces of Dawson's Hill. Local bus services run nearby and further transport links can be found approximately 1.2 miles to the south-east at Forest Hill Overground Rail Station. A wide variety of shopping facilities, including supermarkets, is available approximately 0.2 miles to the west along Lordship Lane (A2216).

Description

The property comprises a ground rent investment secured upon a semi-detached building internally arranged to provide two self-contained flats.



Tenancies

A schedule of Tenancies is set out below.

Floor	Terms of Tenancy	Current Rent £ p.a.
Ground	125 from 1st January 2007 (thus having approximately 118 years unexpired)	£300
First	125 from 1st January 2007 (thus having approximately 118 years unexpired)	£300

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

Total Current Rent Reserved £600 per annum

INVESTMENT – Freehold Ground Rent

80
LOT

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.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.