

**Hurstpierpoint**  
**Flat 1 (Lot 116) and**  
**6 (Lot 117),**  
**‘Field House’,**  
**8 High Street,**  
**West Sussex**  
**BN6 9TY**

- **Two Leasehold Self-Contained One Bedroom Flats**
  - **To be offered Individually or Collectively as One Lot**
- Vacant Possession**



**To View**  
 The properties will be open for viewing every Monday and Saturday before the Auction between 1.45 – 2.15 p.m. These are open viewing times with no need to register. (Ref: UD).

**Seller’s Solicitor**  
 Messrs Bude Nathan Iwanier  
 (Ref: Shmuli Iwanier).  
 Tel: 0208 458 5656.  
 Email: si@bnilaw.co.uk

**VACANT – Two Leasehold Flats**



**Tenure**  
 Leasehold. Each flat is to be held on a new lease for a term of 125 years from completion at an initial ground rent of £250 per annum (rising).

**Location**  
 The property is situated to the west of Hurstpierpoint town centre, on the south side of High Street and to the west of its junction with Brighton Road (B2117). High Street leads into Albourne Road to the west, which in turn provides access to the A23. A range of shops and other facilities can be found in Hurstpierpoint town centre, with a more extensive range being accessible in Burgess Hill to the north-east and in Brighton to the south. Rail services run from Burgess Hill Station approximately 4.3 miles to the north-east. The open spaces of The South Downs National Park are nearby.

**Description**  
 The property comprises a self-contained ground floor flat and a self-contained first and second floor split level flat situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The ground floor flat benefits from a rear yard. The flats will be offered either individually or collectively as one lot.

Accommodation			
Lot	Flat	Floor	Accommodation
116	1	Ground	Open Plan Reception Room/Kitchen, Bedroom with En-Suite Bathroom/WC and wash basin, Rear Yard
		First	Bedroom with En-Suite Shower Room, WC and wash basin
117	6	Second	Open Plan Living Room/Kitchen, Separate WC and wash basin (eaves affected)

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 visit [www.allso.co.uk](http://www.allso.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.