



Tenure

Leasehold. Each flat will be held on a lease for a term of 125 years from completion at a ground rent of £150 per annum.

Location

The ancient town of Winchelsea is located in East Sussex on the A259 some 9 miles east of Hastings and 3 miles west of Rye. Winchelsea Beach is close by on the coast and is a popular tourist destination. The property is located on the west side of Sea Road, opposite the junction with Doggs Hill Road some 500 yards from the beach. Winchelsea Sands Holiday Park is close by as is Rye Bay Caravan Park.

Description

The property comprises four self-contained first floor flats situated within a building arranged over ground and first floors beneath a pitched roof. To be offered either individually or collectively.

Accommodation and Tenancies

The properties were not internally inspected by Allsop. The information set out in the schedule below was provided by the Vendor.

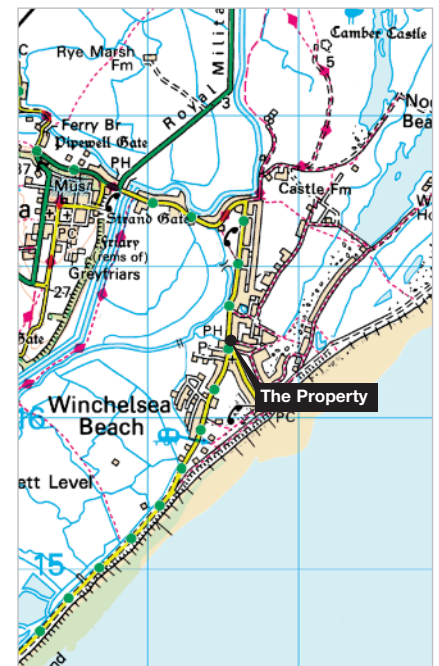
Lot	No.	Accommodation	Tenancies	Current Rent £ p.a.
178	Flat 1	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 16th April 2013 (Holding over)	£5,712 p.a.
179	Flat 2	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 25th July 2010 (Holding over)	£5,460 p.a.
180	Flat 3	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 17th January 2005 (Holding over)	£5,720 p.a.
181	Flat 4	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 10th October 2011 (Holding over)	£5,712 p.a.

Total £22,604 p.a.

**Winchelsea
Flats 1, 2, 3 & 4
Staffords,
Sea Road,
Winchelsea Beach,
East Sussex
TN36 4NA**

- **Four Leasehold Self-Contained Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Individually or Collectively
- Total Current Gross Rent Reserved **£22,604 per annum (equivalent) from Four Flats**

SIX WEEK COMPLETION AVAILABLE



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 £750 (including VAT) upon exchange of sale memoranda.

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