

Hastings

Flat 1, Sydney House, 345B London Road, East Sussex TN35 5LR

Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 30th September 2011 (thus having approximately 992 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the north-west side of Old London Road (A259), to the west of its junction with School Road. The A259 leads to Hastings town centre to the south-west and provides access to the A21. An extensive range of shops and other facilities can be found in Hastings town centre. Rail services run from Ore Station approximately 0.7 miles to the west. The open spaces of Speckled Wood, Hastings and Hastings Seafront are nearby.

Description

The property comprises a self-contained ground floor flat situated within a detached building arranged over lower ground, ground and two upper floors. The property benefits from a parking space and basement store.

A Long Leasehold Self-Contained Ground Floor Flat with Parking and Basement Store

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

Ground Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom/WC and wash basin

To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 94'.

Seller's Solicitor

Messrs Ingram Winter Green (Ref: GP).
Tel: 0207 845 7400.
Email: geraldinepaletz@iwg.co.uk

Vacant Possession

VACANT – Long Leasehold Flat



94
LOT

Brighton

16 Hodshrove Road, East Sussex BN2 4RU

Tenure

Freehold.

Location

The property is located on the east side of Hodshrove Road, close to its junction with Hodshrove Lane. Local shops and amenities are available within walking distance in Moulsecoomb, with the further and more extensive facilities of Brighton town centre being accessible to the south. Brighton Rail Station provides a regular and direct service to London Victoria and London Blackfriars Stations. The nearby A27 provides access to Portsmouth and Eastbourne.

Description

The property comprises a semi-detached house arranged over ground, first and second floors beneath a pitched roof. The property benefits from a garden.

A Freehold Semi-Detached Four Bedroom House with Front and Rear Gardens

Accommodation

Ground Floor – Reception Room, Kitchen, Bathroom/WC

First Floor – Three Bedrooms

Second Floor – Bedroom

To View

The property will be open for viewing every Monday and Saturday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: UD).



NB. The plan is for identification only. © Crown Copyright, ES 100004106

VACANT – Freehold House



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LOT

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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.