

**THIS LOT IS BEING OFFERED WITH LOT 10.
REFER TO LOT 10 FOR AMENDED PARTICULARS**



SITUATION

Located in this attractive town centre position, close to the junction with Knockhundred Row being adjacent to **Pizza Express** and amongst a variety of other multiples such as **Costa Coffee, Boots, Tesco Express, Barclays, Cancer Research** and **The British Heart Foundation** all serving the surrounding residential area.

Midhurst lies some 20 miles north of Chichester, 9 miles east of Petersfield and enjoys excellent road access via the A272 and A286.

PROPERTY

Forming part of a mid terrace property comprising a **Large Self-Contained 2 Bedroom Flat** (accessed via a side alleyway) at first and second floor level.

There is Gas Central Heating (not tested) and please note that part of the flat flies over the adjoining building to the left at second floor level.

ACCOMMODATION

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen/Diner, Shower/WC
GIA Approx. 1,045 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from completion at a ground rent of £100 p.a. doubling every 25 years.

Offered with FULL VACANT POSSESSION

Note: The flat was previously under offer at £170,000.

Vacant 2 Bed Flat

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page



JOINT AUCTIONEERS
King & Chasemore, West Street, Midhurst,
West Sussex GU29 9NQ
Tel: 01730 812 456 Ref: S. Edwards

VENDOR'S SOLICITORS
BPE Solicitors – Tel: 01242 224 433
Ref: Ms Nicola Corner – Email: nicky.corner@bpe.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts