



SITUATION

Located at the junction with Grove Road and Terminus Road only a minutes' walk from Eastbourne Mainline Station and just 200 yards from the new Arndale Shopping Centre leading to the prime retailing further along Terminus Road.

Eastbourne is situated approximately 20 miles east of Brighton and 15 miles west of Hastings, enjoying easy access via the A22 and A27.

PROPERTY

Forming part of a terraced building comprising a large **Self-Contained 1 Bed Flat** in excellent condition on the first and second floors accessed via Ivy Terrace.

ACCOMMODATION

First and Second Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC
GIA Approx. 720 sq ft

VAT is NOT applicable to this Lot

TENURE

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

TENANCY

The property is let on an AST to an **Individual** for a term of 2 years from 1st September 2017 at a current low rent of **£4,800 per annum** exclusive ([see Note 1](#)).

Note 1: The lessee refurbished the flat in exchange for a low rent.

Note 2: There is a £400 Rent Deposit being held.

£4,800 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@isclawyers.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**