



SITUATION

Located close to the junction with Beehive Lane in this attractive coastal village lying approx. 4 miles west of Worthing and 9 miles east of Bognor Regis and easily accessible via the A27 and the A259.

PROPERTIES

Forming part of a terraced parade comprising:

Lot 45 – Nos. 3/3b – 2 Self-Contained Flats

Lot 46 – Nos. 4/4a – 2 Self-Contained Flats

VAT is NOT applicable to these Lots

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lot 45 *Reserve below £8,000	Nos. 3/3b (2 Flats)	No. 3 – Ground Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 21st June 2019	£250	FRI
		No. 3b – First Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 17th December 2009	£250	FRI Rent rises to £400 p.a. in 2034 and £600 p.a. in 2059.
				Total: £500		
Lot 46 *Reserve below £8,000	Nos. 4/4a (2 Flats)	No. 4 – Ground Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 16th September 2016	£250	FRI Rent rises to £400 p.a. in 2041 and £600 p.a. in 2066.
		No. 4a – First Floor Flat 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 23rd August 2007	£250	FRI Rent rises to £400 p.a. in 2032 and £600 p.a. in 2057.
				Total: £500		

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. These lots cannot be sold prior to the Auction.

Note 2: The Freeholder insures:

- Nos. 3 & 3b – Current sum insured £372,600 and current premium £483.15 p.a.
- Nos. 4 & 4a – Current sum insured £363,300 and current premium £518 p.a.

Vendor's Solicitors

Burnetts Solicitors

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