



## SITUATION

Located close to the junction with Dalton Road in the attractive and popular Meads area of Eastbourne which lies between Eastbourne town centre and Beachy Head. The Sea Front is just a few minutes' walk away.

Eastbourne is one of the main South Coast resort towns enjoying excellent road links with the A27 and the A22 London Road and being approx. 20 miles east of Brighton and 15 miles west of Hastings.

## PROPERTY

Forming part of an attractive period semi-detached building comprising a **Self-Contained 1 Bed Flat** at the rear of the second floor.

## ACCOMMODATION<sup>1</sup>

### Second Floor Flat

Bedroom

Kitchen/Dining Room

Shower/WC

**GIA Approx. 411 sq ft**

<sup>1</sup>Not inspected by Barnett Ross. Area supplied by Vendor.

VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 189 years from 27th April 1984 (thus having approx. 147 years unexpired) at a peppercorn ground rent.**

**Offered with Vacant Possession**

**Note 1: The Flat is currently let at a rent of £10,500 per annum (£875 pcm) and the tenancy ends on 14th March 2026.**

**Note 2: Refer to the Auctioneers for the video tour of the flat.**

# Vacant 1 Bed Flat

The Surveyors dealing with this property are  
**Elliott Greene** and **Steven Grossman**

## Vendor's Solicitors

Chris Rudd Solicitors

Tel: 01925 351 350 Ref: Nadia Leandro

Email: [nadia@chrisruddsolicitors.co.uk](mailto:nadia@chrisruddsolicitors.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

Second Floor

Plan not to scale and for identification purposes only.

