

Lot 3

By Order of A2 Dominion Housing

37 Southwater Road, St Leonards-on-Sea TN37 6JR

GUIDE PRICE: £110,000



TERRACED PROPERTY ARRANGED AS 4 X ONE BEDROOM FLATS IN NEED OF UPDATING

This attractive terraced building built of brick under a tiled roof is presented as four self-contained one bedroom flats and a further top floor area with a framework for a one bedroom flat. All four flats are in need of extensive reparative work. The property is located within 100 yards walk of the local mainline station and within ½ mile of the local town and seafront. The property is sold with the benefit of vacant possession and will be of interest to investment purchasers and developers.

ACCOMMODATION

Flat 1: basement, entrance hall, open plan kitchen/living room 14'9" x 13'7", bedroom 13'9" x 11'6", lobby, bathroom

Flat 2: ground floor, living room 15' max x 12'7", bathroom, bedroom 10'8" x 9'9", kitchen 10'8" x 4'10"

Flat 3: first floor, entrance hall, shower room, living room 11' x 10'9", kitchen 7'1" x 6'4", inner room 7' x 7'3" opening to bedroom 11'8" x 10'6"

Flat 4: top floor, 26'1" max x 16'10" overall – framework for a one bedroom flat. Gardens to front and rear

TENURE Freehold

LOCAL AUTHORITY & TAX RATING Hastings Borough Council 01424 451066. Council Tax Band: all flats: A

VENDORS SOLICITORS

Beth Sutton, Rawlinson Butler, Griffin House
135 High Street, Crawley RH10 1DQ. 01293 520744

VIEWING TIMES 5/11 @ 10.30 - 11am, 11/11 @ 10.30 – 11am
Due to the condition of this property, in particular the top floor flats, children will not be allowed to inspect the interior of the building.

NOTE The special conditions of sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendors expenses.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN