



**VACANT 3 BED MAISONETTE**

**SITUATION**

Located close to the junction with Albert Road, directly on the seafront and just a few hundred yards from the town's pedestrianised retail thoroughfare (Wellington Place) which houses a variety of multiple retailers including **Costa**, **McDonald's**, **Millets**, **Lloyds Bank** and **Sports Direct**. The Priory Meadow Shopping Centre and Hastings Railway Station are within close proximity.

Hastings is a popular south-coast seaside resort lying on the A259 and A21 some 14 miles north-east of Eastbourne and 32 miles east of Brighton.

**PROPERTY & ACCOMMODATION**

• **Flat 4 – Vacant 3 Bed Self-Contained Maisonette** (GIA Approx. 820 sq ft) planned on first and second floors accessed via an enclosed communal courtyard comprising:

- 3 Bedrooms
- Living Room with Juliette Balcony
- Dining Area
- Kitchen
- Bathroom
- Separate WC

Flat 4 benefits from double glazing, electric heating and boasts some of the best views in the town of the seafront promenade, the beach, the sea and angled views towards Hastings Pier.

• **Flats 2–3, 5–9 & 12 (8 Flats) – see 'Note 1'**

VAT is NOT applicable to this Lot

**TENURE**

Flat 4 – A sublease for a term of 189 years from 25th December 1960 at a peppercorn ground rent (thus having approx. 132 years unexpired) **to be offered with VACANT POSSESSION**

**Note 1: The Head Lease of Flats 2–9 & 12 (9 Flats), which is held for a term of 96 years (less 2 days) from 25th December 1963 at a fixed ground rent of £93.32 p.a. (thus having approx. 42 year unexpired) will be included with this Lot.**

This Head Lease is subject to the sublease of Flat 4 and the following 7 subleases:

Flats 2–3, 5–7 & 12 (6 Flats) are sublet to various individuals each for a term of 99 years (less 3 days) from 25th December 1960 and Flats 8 & 9 (2 Flats) are sublet for a term commencing 12th March 2010 and expiring on 22nd December 2149 (thus each having approx. 42 years unexpired). The combined ground rent for the 7 subleases is £190 p.a. therefore, **the Purchaser will benefit from a current profit rent of £96.68 p.a.**

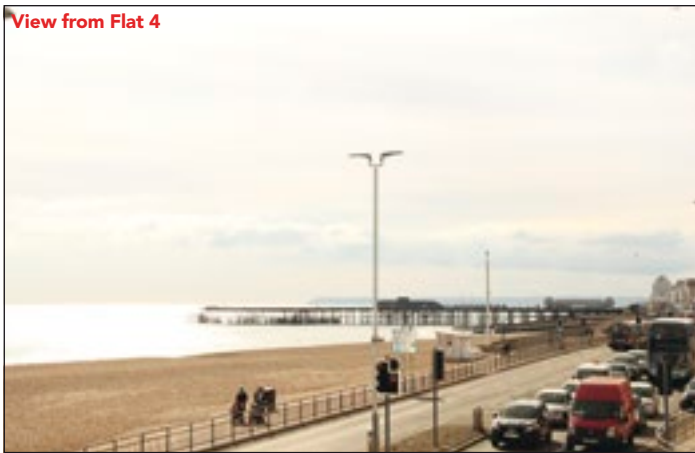
**Note 2: There is an offer from a respectable tenant with excellent references to take an AST on Flat 4 after completion for at least one year at £9,900 p.a. (£825 pcm).**

**Note 3: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.**

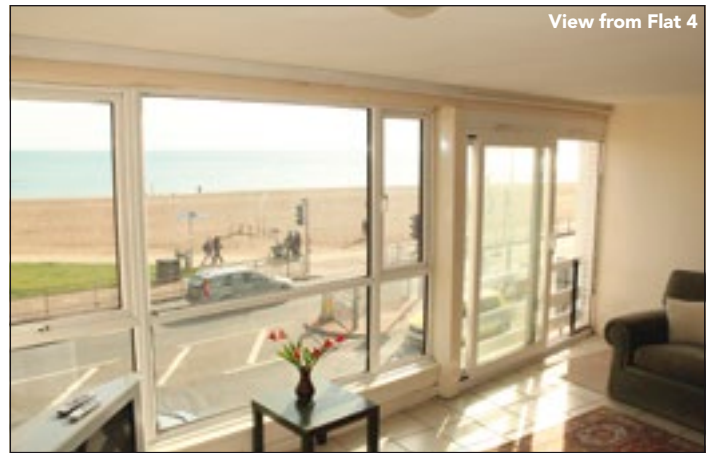
**View from Flat 4**



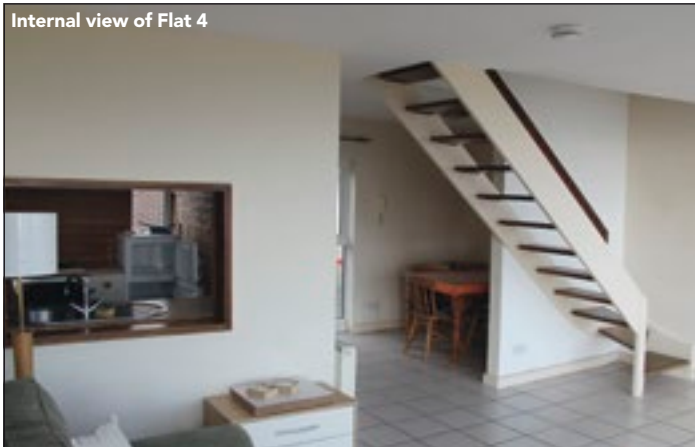
**View from Flat 4**



**View from Flat 4**



**Internal view of Flat 4**



**Rear of Castle Court**



**VENDOR'S SOLICITORS**  
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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