

11 SPENCER ROAD, EASTBOURNE, BN21 4PB

Detached Residential Freehold Arranged As 4 x Self-Contained Flats

austin gray



PRICE \$800,000

Professional Services Office
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Description

A unique opportunity to purchase this prestigious detached residential freehold property. The accommodation is configured over 4 main floors, including lower ground, ground, first and second floors, arranged as 4 self-contained flats. Please note, the lower ground floor flat is sold off on a 90 year long lease. The ground, first and second floor flats are deceptively large and will be sold with vacant possession. The property also benefits from a good sized shared communal rear garden between flats 1, 2 and 3.

Situation

The property is located in Spencer Road, close to the Memorial Roundabout and within Eastbourne's immediate town centre. Numerous amenities are close by including The Beacon shopping centre, various cafes and restaurants and the famous Devonshire Park, home to the Lexus Eastbourne Open tennis tournament. The mainline railway station, with direct links to London and Brighton, is within walking distance, as is the seafront.

Accommodation

The property has the following approximate Gross internal floor areas:

FLOOR	SQ.M	SQ.FT
Lower Ground		
Ground	116.72	1256.36
First	107.32	1155.18
Second	96.49	1038.61
Total	320.53	3450.15





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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EPC's

FLOOR	EPC
Lower Ground	D
Flat 1	D
Flat 2	D
Flat 3	C

COUNCIL TAX

FLOOR	BAND
Lower Ground	B
Flat 1	D
Flat 2	C
Flat 3	C

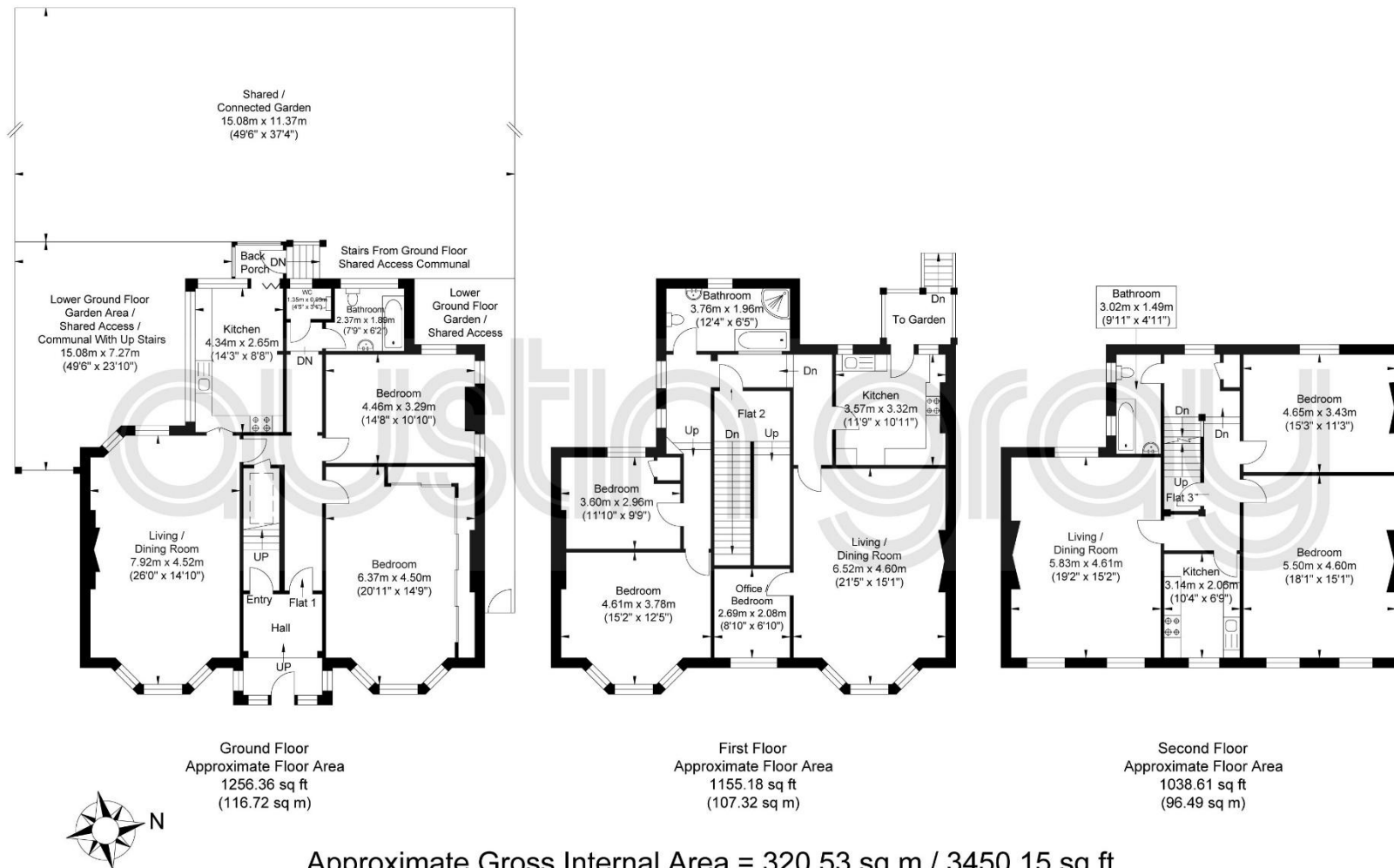


Tenancies

FLOOR	Tenancies
Lower Ground	Sold off on a long lease for a term of 90 years from November 1977. Current ground rent is £50pa, increasing on each 30th anniversary of the term up to £100pa.
Flat 1	N/A & To be sold with vacant possession
Flat 2	N/A & To be sold with vacant possession
Flat 3	N/A & To be sold with vacant possession

VAT & Legal Fees

We understand the property is not elected for VAT. Each party to bear their own legal costs incurred.



Approximate Gross Internal Area = 320.53 sq m / 3450.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



All enquiries to:

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