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Brighton Bognor Regis Chichester Hastings

Thursday
21 February 2013
at 3pm



FOR SALE
BY AUCTION

at the Banqueting Suite
Hove Town Hall, Norton Road
Hove BN3 3BQ

Telephone 01273 326171
www.psandb.co.uk



Energy
Performance
Certificates



Important Notes for Bidders

DON'T FORGET THE FALL OF THE HAMMER CONSTITUTES A CONTRACT

THESE NOTES ARE INTENDED TO ASSIST PROSPECTIVE BUYERS AND SHOULD BE READ CAREFULLY. THEY ARE NOT, HOWEVER, EXHAUSTIVE AND WE WOULD STRONGLY ADVISE YOU TO TAKE PROFESSIONAL ADVICE IF YOU ARE INTERESTED IN BIDDING FOR ANY OF THE LOTS.

PARTICULARS

The particulars have been prepared diligently and all reasonable steps have been taken to ensure that they are correct. Neither Parsons Son & Basley nor the seller for whom they are Agents will, however, be under any liability in respect of them. Prospective buyers must satisfy themselves by inspection and enquiry as to the correctness of any Information. No person within the employment of Parsons Son & Basley has any authority to make or give any representation or warranty whatsoever in relation to any of the lots.

CONDITIONS OF SALE

Each property is offered and sold subject to the Royal Institution of Chartered Surveyors Common Auction Conditions together with the variations specific to Parsons Son & Basley. Please contact the Auctioneers for the Common Auction Conditions (3rd edition), variations and the special conditions for each lot. We hold the deposit as Agent for the Vendor except on lots where VAT is applicable. In this situation we would hold the deposit as Stakeholder.

ADDENDUM

A separate Addenda or Addendum will be produced, if necessary, to detail any amendments to the Auction Brochure or the Conditions of Sale. These will be available both before and at the Auction and prospective buyers are advised to ensure that they have an up to date copy as they will be deemed to have read the Addendum whether they have done so or not.

LEGAL DOCUMENTATION

Copies of the relevant documents including Office Copy Entries or Eritomes of Title, leases, Local Authority Searches and other legal documentation is available to download online at <http://passport.eigroup.co.uk> or go to the www.psandb.co.uk/auctions for a link to the site. Administration charge is £20 including VAT and the information can be reaccessed through your account free of charge. A link can be set up to enable your solicitor to view the legal pack online at no extra charge. Alternatively hard copies of the documents can be viewed at the offices of the solicitor dealing with the lot or from 2pm at the auction venue on the day of the auction. Prospective buyers are strongly advised to take professional advice prior to bidding as they will be deemed to have made the usual Pre-Contract Enquiries.

INSPECTIONS

It is essential that you inspect any property in which you are interested as you will be deemed to have done so if you bid. All appointments to view must be made through Parsons Son & Basley: inspections of investment properties are also by courtesy of the tenants.

PRICE GUIDES

In accordance with the 3rd edition RICS Common Auction Conditions where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller is prepared to sell at the date of the guide price. But guide prices may change as the vendor may fix the final reserve price just before bidding commences. These guide prices are approximate and do not constitute a valuation.

PROPERTY MISDESCRIPTIONS ACT 1991

We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

REGISTRATION OF INTEREST

If you are interested in bidding for any of the property in this brochure, we recommend you notify us of your interest. Whilst we can give you no undertaking in this respect, we will then endeavour to advise you of any change relating to the property.

SALES PRIOR TO AUCTION

Our clients reserve the right to sell a property prior to the actual date of the auction where a purchaser has proved to be ready willing and able to proceed and the lot in question has been viewed and the legal pack inspected. Pre-auction bids are on the basis of an immediate exchange of contracts upon acceptance by the seller, with the buyer providing a full 10% deposit and payment of the administration fee. Prospective buyers intending to bid for a specific lot are advised to contact us before travelling to ensure that particular lot will be offered at the Auction.

THE AUCTION SALE

You are advised to arrive before the start of the sale to ensure you hear the Auctioneers preliminary remarks and announcements and obtain a copy of any Addenda or Addendum, in case these affect the property you are interested in bidding for.

The Auctioneers reserve the right to alter the order of sale and/or withdraw the lot without liability on the part of themselves or the seller for any losses, costs or expenses incurred that result. The properties are offered for sale subject to reserve prices and the sellers reserve the right to bid at the sale or through their agents or the Auctioneers up to the reserve prices and to withdraw the properties unsold without declaring such reserves. The Auctioneers reserve the right to regulate the bidding and to refuse to accept any bid or bids without assigning any reason therefore. In the event of any dispute in respect of the bidding the Auctioneers decision shall be final.

The successful bidder is under a binding contract as soon as the Auctioneers gavel falls on his or her bid. The successful bidder must immediately on request complete the Buyer's Slip which will be presented to them to enable the Memorandum of Contract at the back of the brochure to be completed. A deposit of 10% of the purchase price, subject to minimum of £2,000, must be paid to the Auctioneers as agents for the seller and the Memorandum signed by the purchasers immediately after the sale and before leaving the Auction Room. The payment of the deposit can be by bank or building society draft or cheque which should be drawn on a United Kingdom bank or building society and made payable to 'Parsons Son & Basley'.

THE COMPLETION

The completion date will be such date as is 28 days from the date of the Auction unless otherwise specified.

Upon conclusion of the Auction the successful bidder (the Buyer) will pay Parsons Son & Basley a contract documentation fee of £375 +VAT.

Parsons Son & Basley reserve the right to offer the successful bidder at the Auction a range of other services including assistance with the sale of the property purchased.

Parsons Son & Basley also reserve the right to take telephone bids and to receive and make proxy bids during the Auction from bidders whose identity will be known to the Auctioneer but which otherwise will remain confidential.

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On behalf of Family Trusts, Property Investment and Development Companies,
Executors and Private Individuals.

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ENTRIES INVITED

for both Commercial and Residential lots for our April 2013 auction

AUCTION TEAM CONTACTS

Richard Payne
Auctioneer
Tel: 01273 274010
richardpayne@psandb.co.uk

Toby Carrington
Auction Manager
Tel: 01273 274014
tobycarrington@psandb.co.uk

Proxy or Telephone Bidding

Please select method of bidding: Proxy Telephone

I/We hereby instruct and authorise Parsons Son & Basley to bid on my/our behalf in accordance with the terms and conditions and I understand that if my bid be successful the offer will be binding upon this company/me. Parsons Son & Basley will act as my agent to bid on my behalf if required, taking my instructions in this respect on the telephone when the relevant lot is being sold at the Auction. I/We authorise you to record such bidding and instructions in order to avoid any doubts or disputes. N.B. full terms and conditions are available from the auctioneers.

Date of Auction _____ Lot Number _____

Address of Lot _____

Maximum Bid Price £ _____ (and in words) _____ Pounds

Cheque for 10% deposit (or in the case of telephone bidding a blank cheque may be submitted) Note clear funds must be received by Parsons Son & Basley prior to the Auction.

Deposit Cheque £ _____ (enclosed within)

PROSPECTIVE PURCHASER'S DETAILS

Full Name(s)/Company _____

Address _____

Postcode _____

Telephone Business _____ Mobile _____

E-mail Address _____

Solicitors _____

Postcode _____

For the attention of _____ Telephone _____

Signature of Prospective Purchaser or person signing on Purchaser's behalf:-

Name in block capitals _____

Full Name and Address of Signatory if different from Purchaser's details given above:-

Date of Signing _____

Location

By Rail

30 minutes by rail from Gatwick International Airport.

50 minutes by rail from Central London.

By Road

Brighton & Hove is approximately 60 miles from London via M23/M25.

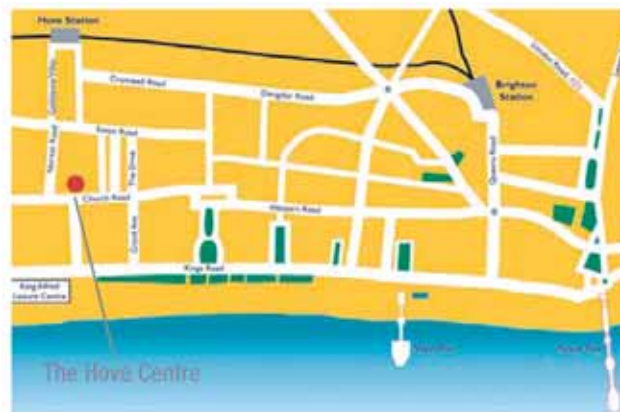
The A27 provides a quick and easy route for visitors from along the South Coast.

Getting around Brighton & Hove

The Hove Centre is a ten-minute walk from Hove railway station, and a ten minute bus journey from Brighton railway station. The venue is centrally located, close to shops, cafés, restaurants and bars, and is within easy walking distance of the seafront. The centre of Brighton is a short bus ride away. Taxis are plentiful and are available outside the venue.

Parking


There is on-street parking around the venue and an NCP car park opposite the venue on Norton Road, with 290 spaces.



LEGAL DOCUMENTS ONLINE

All the information is available to download via our website www.psandb.co.uk
– please go to our auction page.

Administration charge is £10 inc. VAT per pack and the information can be re-accessed through your account free of charge. Alternatively the documents can be inspected from 2pm at the auction venue on the day of the auction.

If you are an Essential Information Group subscriber you can download the legal documents where you see the  icon on the website.



Service provided by The Essential Information Group Ltd Tel: 0870 112 3040

Proof of Identity and Bidder Registration

In order to comply with the 3rd EU Money Laundering Directive (MLD3) we are required as property auctioneers to follow certain procedures. We are required to verify your identity and we are combining this with registration for bidding. We will require you to provide one from each of the following lists for photocopying:

LIST A

- Current passport
- Current UK photocard driving license
- Current full UK driving license (old version)
- Residential permit issued from the home office to EU nationals
- Self-employed in the construction industry form C155, C156 or SC60
- Inland Revenue Tax notification
- Firearms Certificate

LIST B

- Utility bill issued within the last three months (Mobile phone bill not acceptable).
- Local Authority Tax Bill (current year)
- Bank or Building Society statement with current address
- The most recent mortgage statement (original)
- Confirmation from electoral roll for current address

This process only needs to be done once unless details need updating such as a change of address. All information will be stored securely in accordance with The Data Protection Act

PROXY BIDDING

- If you are bidding on behalf of another person, we will require that we have either identified them previously, or that we are provided with true certified copies from a solicitor, together with identification for yourself. A further requirement is a letter signed by the buyer authorising you to sign the contract on their behalf.
- If you are bidding on behalf of a company, the above documentation will be required along with a letter of authority from the said company to purchase on its behalf or proof that you are a director of the company (such as a letter from Companies House bearing your name).

If you are not a UK resident or for any reason are unable to provide any of this information then we may need to obtain electronic verification of your status. In such instances a small administration charge will be made. If you think that this may be necessary we recommend that you contact us in advance of the auction in order for us to process your details. If we are unable to verify your details then we reserve the right to refuse your bid.

Please fill in the form overleaf providing your solicitor's details in order to fast-track the completion of the sales memorandum should you successfully purchase with us.

Please complete this form and return it **in person** to a member of the auction team with the relevant identification documents.

This can be done at:

- The auctioneer's office, 32 Queens Road, Brighton BN1 3YE, Monday to Friday 9am-6pm.
- At the auction from an hour before until the commencement of the auction. Bidder registration cannot be done after the start of the auction.

Bidder name/s _____

Company if applicable _____

Address _____

Email _____

Tel: Home _____ Business _____ Mobile _____

Solicitor and address _____

Company verification _____

ID provided: List A _____ List B _____

Proxy bidder _____

Signature/s _____

Registered bidders will be provided with bidding paddles on the day of auction. Please return them to us once the auction is finished. The auctioneer reserves the right to refuse your bid if you do not have a bidding paddle.

LOT 1

LOWER GROUND FLOOR, 56 BUCKINGHAM ROAD, BRIGHTON BN1 3RQ



- **One bedroom lower ground floor patio flat with share of freehold**
- **Let to a statutory tenant at £418.50 per calendar month**
- **Situated in the West Hill Conservation Area close to city centre**

LOCATION

The property is located on the east side of the road which forms part of the West Hill Conservation Area. Local shopping facilities and amenities are in the vicinity with Brighton mainline station lying a few hundred metres away. The city centre and seafront are situated ¼ mile to the south.

DESCRIPTION

This one bedroom flat forms the whole of the lower ground floor of this inner terraced bay fronted property with its own street entrance. It is let to a statutory tenant who has been in occupation for over 40 years. The property has the benefit of front and rear patios and a share of freehold.



ACCOMMODATION

ENTRANCE HALL

LOUNGE: 5.2m x 3.9m Electric storage heater

INNER HALLWAY: Electric storage heater

BEDROOM: 4m x 2.8m

KITCHEN: 3.3m x 2.5m Glazed door to: Rear patio

SHOWER ROOM/W.C.

OUTSIDE: Walled east facing rear patio garden, small paved front patio.

TENANCY: The flat is occupied by a statutory tenant under the 1977 Rent Act.

The current rent is £418.50 per calendar month and was registered on 27th November 2012.

TENURE: Leasehold with share of freehold, subject to the existing tenancy.



PRICE GUIDE: £120,000 - £125,000 SHARE OF FREEHOLD
SOLICITORS

Osler Donegan Taylor, Pavilion View, 19 New Road, Brighton, BN1 1UF
Tel: 01273 710712 Fax: 01273 221584 DX: 3663 Brighton 2 FAO: Paul Barnes

LOT 2

11 BRIDGE STREET, NEWHAVEN, EAST SUSSEX BN9 9PH



- **Freehold terraced mixed investment producing £5400 per annum from retail unit**
- **Vacant three bedroom maisonette in need of refurbishment – possible sub-division (STNC)**
- **Situated a few hundred metres from town centre and local amenities**

LOCATION

Newhaven is a small coastal town lying 10 miles east of Brighton and 15 miles west of Eastbourne and the property is on the south side of the road close to its junction with South Way. It is situated a few hundred metres from the town centre with the main A259 coastal link road providing excellent road links to London and the surrounding areas. There is also a ferry port offering a cross-channel route to the French port of Dieppe and Newhaven's mainline station provides a national and local service on the Seaford and Lewes line.

DESCRIPTION

The property comprises an inner terrace bay fronted property on three floors arranged as a ground floor retail unit producing £5400 per annum and a vacant self-contained three bedroom maisonette on first and second floors. The maisonette is in need of complete refurbishment but may suit sub-division, subject to obtaining the necessary consents.



ACCOMMODATION

GROUND FLOOR

RETAIL AREA: Depth 8.9m Width 4.9m

REAR OFFICE: 6 sq m

NET INTERNAL FLOOR AREA: 50 sq m

VACANT FIRST AND SECOND FLOOR MAISONETTE (ACCESSED FROM THE REAR)

FIRST FLOOR

BATHROOM/W.C

KITCHEN: 4.2m x 3m

LOUNGE: 6.2m (into bay) x 5.5m

SECOND FLOOR

BEDROOM 3: 4.5m x 3m

BEDROOM 2/STUDY: 3 x 2.3m

BEDROOM 1: 4.9m x 4.4m

TENANCY

The tenant is currently holding over under the terms of a one year lease from August 2008 at an annual rent of £5,400. The tenant is responsible for all internal repairs and contributing 33% towards landlord's costs of repairs and the building insurance premium for the whole building.

TENURE

Freehold, subject to the existing ground floor tenancy and vacant possession of the maisonette.

**PRICE GUIDE: £100,000 - £125,000 FREEHOLD
SOLICITORS**

TWM Solicitors, 40 West Street, Reigate Surrey RH2 9BT

Tel: 01737 221212 Fax: 01737 240120 DX: 54115 Reigate 2 FAO: Michael Jones

LOT 3

13 BRIDGE STREET, NEWHAVEN, EAST SUSSEX BN9 9PH



- **Substantial corner property on three floors arranged as ground floor retail unit of approx. 77 sq m producing £9500 per annum and vacant residential upper parts**
- **Two vacant self-contained two bedroom flats on first and second floors in need of complete refurbishment**
- **Located a few hundred metres from the town centre and local amenities**

LOCATION

The property occupies a prominent corner location on the south side of Bridge Street close to the junction with South Way. Newhaven is a small coastal town lying 10 miles east of Brighton and 15 miles west of Eastbourne. The property is situated a few hundred metres from the town centre with the main A259 coastal link road providing excellent road links to London and the surrounding areas. There is also a ferry port offering a cross-channel route to the French port of Dieppe and Newhaven's mainline station provides a national and local service on the Seaford and Lewes line.

DESCRIPTION

This substantial corner property on three floors is arranged as a double fronted retail unit of 77 sq m with a return frontage currently occupied by a funeral directors at an annual rental of £9500. There are two vacant self-contained two bedroom flats on the first and second floors in need of complete refurbishment.



ACCOMMODATION

GROUND FLOOR

RETAIL UNIT: Width: 8m Depth: 9m Return frontage: 3m

Total net internal floor area: 77 sq m

FIRST FLOOR

FLAT 13A: Arranged as lounge, kitchen, two double bedrooms, bathroom, separate WC (approximately 77 sq m overall)

SECOND FLOOR

FLAT 13B: Arranged as lounge, kitchen, two double bedrooms, bathroom, separate WC (approximately 76 sq m overall)

TENANCY

Ground floor unit is let to Dignity Funerals Ltd on 5 year IRI lease from 24th January 2008 at an annual rental of £9500 exclusive.

TENURE

Freehold, subject to the existing ground floor lease and vacant possession of the upper parts.

PRICE GUIDE: £200,000 - £225,000 FREEHOLD

SOLICITORS

TWM Solicitors, 40 West Street, Reigate Surrey RH2 9BT

Tel: 01737 221212 Fax: 01737 240120 DX: 54115 Reigate 2 FAO: Michael Jones

LOT 4

**FLAT 3, 192 CHURCH ROAD,
HOVE, BN3 2DJ**



- **Vacant second floor studio flat with non self-contained bathroom**
- **Previously let at £500 per calendar month/ideal buy to let**
- **Central Hove location close to shops and amenities**

LOCATION

Situated at the south side of Church Road opposite the junction of Connaught Road. Comprehensive shopping facilities and amenities are available in the immediate vicinity with the bars and restaurants of George Street a few hundred metres away. Hove railway station is located ½ mile to the north.

DESCRIPTION

This vacant studio flat occupies the rear part of the second floor of this inner terrace bay-fronted property. There is a studio room with incorporated kitchen and the bathroom is located on the half landing. It is an ideal buy to let investment and was previously let at £500 per calendar month.



ACCOMMODATION

ENTRANCE LOBBY:

STUDIO ROOM: 4.3m x 3.4m. Door entry phone, night storage heater, built-in storage cupboard.

KITCHEN AREA: Stainless steel sink unit, fitted cupboard and drawers, electric cooker with hood over, refrigerator, electric water heater.

HALF LANDING:

BATHROOM: Side panelled bath, pedestal wash basin, low level W.C.

OUTGOINGS

LEASE: 125 years from 25th December 2006

GROUND RENT: £50 per annum

SERVICE CHARGE: 10% of total outgoings

TENURE: Leasehold with vacant possession.

**PRICE GUIDE: £65,000 - £70,000 LEASEHOLD
SOLICITORS**

Mayo Wynne Baxter, Century House, 15-19 Dyke Road, Brighton, East Sussex, BN1 3FE
Tel: 01273 775533 Fax: 01273 207744 DX: 141292 Brighton 1 FAO: Nick Warde

LOT 5

18 GARAGES AND STORE ADJOINING 45 CLEVELAND ROAD, CHICHESTER, WEST SUSSEX PO19 7AD



- **Freehold investment producing approx. £16,000 per annum**
- **Site comprises 18 lock-up garages and 1 store**
- **Located close to the city centre and all local amenities**

LOCATION

The garages are located in an established residential area, being within walking distance of Chichester City Centre, and offering excellent and varied amenities and transport links. Access to the garages is via a tarmacked driveway, which adjoins number 45 Cleveland Road. The garages have all undergone major refurbishment works including new doors, roofs and security gates/barrier.

DESCRIPTION

This substantial site of approx. 850 sq m comprises a main tarmacked driveway leading to security gates. The garages are arranged in three blocks, together with a small storage unit. All 18 garages and the store are let at present on monthly tenancies, and the vendors currently have a waiting list for garages on this site. It is the vendors opinion that the rents could be improved.



PLANNING

The vendors are aware of a recently completed residential development scheme which took place on 'back land' in Whyke Lane, which is located just off Cleveland Road. Subject to all planning and other matters the vendors feel a scheme of perhaps starter homes could be considered for the future. All garages are let on individual tenancy agreements, at either £70 or £75 per calendar month. The store is let at £40 per calendar month.

TENURE:

Freehold, subject to all existing tenancies.

PRICE GUIDE: £225,000 - £250,000 FREEHOLD

SOLICITORS

Woolacott and Co, 71 South Street, Lancing, West Sussex BN15 8AP

Tel: 01903 764334 Fax: 01903 753216 DX: 36709 Lancing FAO: Mr G J Woolacott

LOT 6

29 WARWICK STREET,
WORTHING, WEST SUSSEX BN11 3DQ



- **Freehold mixed investment producing £17,940 per annum from residential upper parts**
- **Vacant refurbished ground floor retail unit of approx. 93 sq m**
- **Busy pedestrianised commercial thoroughfare in Worthing town centre**

LOCATION

Warwick Street is situated in the heart of Worthing town centre and is a pedestrianised area represented by independent and national retailers. It leads directly through to South Street, close to the Guildbourne / Montague Centre and Montague Street. Worthing mainline station is located ½ mile to the west.

DESCRIPTION

This terraced bay fronted property is arranged as vacant retail unit of 93 sq m on ground floor with 1 x 1 bedroom/1 x studio flat on the first floor and 1 x 1 bedroom on the second floor. The upper parts are let on assured shorthold tenancies and produces approximately £18,000 per annum.



ACCOMMODATION

GROUND FLOOR: Front retail area: 52 sq m
Rear retail area: 37 sq m
Store area: 6 sq m
WC

FIRST FLOOR: 1 x one bedroom flat / 1 x studio flat

SECOND FLOOR: 1 x one bedroom flat

TENANCY: The second floor one bedroom flat is let on an AST at £550 per calendar month, the first floor one bedroom flat is let on an AST at £495 per calendar month and the first floor studio flat is let on an AST at £450 per calendar month.

TENURE Freehold, subject to the existing tenancies on the upper parts and vacant possession of the ground floor unit.

PRICE GUIDE: £275,000 - £300,000 FREEHOLD

SOLICITORS

Amanda Shaw 1 Mill Lane, Littleworth, Partridge Green, West Sussex RH13 8JU

Tel: 01403 710742 Fax: 01403 713081 FAO Amanda Shaw

LOT 7

On the instructions of Brighton and Hove County Council

6 LOCKS HILL, PORTSLADE, BN41 2LA



- **Substantial vacant detached single storey D1 property of approximately 350 sq m gross internal area**
- **Including outbuildings/car park extending to a total site area of 670 sq m – suit variety of uses (STNC)**
- **Conveniently located just off old Shoreham Road (A270) with easy access to all surrounding areas via A27/A23**

LOCATION

The property is situated on a substantial plot just north of the Southern Cross in a mixed commercial/residential location. There is vehicular access from Locks Crescent to the rear and a pedestrian right of way to the north of the property has been retained linking the two access ways to the school opposite. Portslade Village with its shops and local amenities is situated a few hundred metres to the north with convenient road links to all surrounding areas via A270/A293.

DESCRIPTION

This 1930s detached single storey property was previously used by the local authority as a family mediation centre (User class D1) and is offered with vacant possession. There are two additional outbuildings and car parking on site for several cars. The building is of brick construction beneath a tiled roof and has been the subject of recent refurbishment works to include a new central heating boiler and replacement double glazed windows throughout.

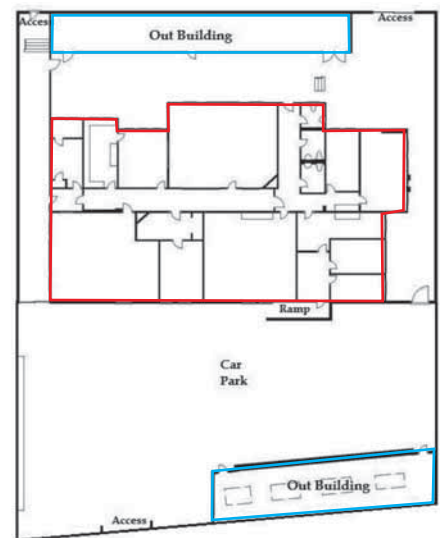


ACCOMMODATION

The building is arranged as 12 rooms previously used as offices/stores with ancillary kitchen/toilet facilities providing approximately 350 sq m of gross internal floor area. There are two additional outbuildings on a substantial plot with parking for several cars which extend to a further 320 sq m. The total plot size including the main property, outbuildings and car park extends to approximately 670 sq m and may suit a variety of uses (subject to obtaining the necessary consents).

TENURE:

The property is offered with vacant possession on a new 125 year lease with a peppercorn ground rent.



PRICE GUIDE: £300,000 - £325,000 LEASEHOLD
SOLICITORS

Legal Dept. Brighton and Hove City Council, Kings House, Grand Avenue, Hove BN3 2SR
Tel: 01273 291566 FAO: Mrs L J Martin

LOT 8

On the instructions of East Sussex County Council
**5 LONDON ROAD, HAILSHAM,
EAST SUSSEX BN27 1EB**



- **Vacant spacious four bedroom terrace house on two floors in need of some modernisation and redecoration**
- **The property has the benefit of some original features with gardens to the front and rear**
- **Conveniently located ½ mile from the town centre and local amenities with easy road access to M25 via A22**

LOCATION

5 London Road (B2104) is situated on the junction of the High Street and Battle Road within ½ mile of Hailsham town centre which offers a wide selection of shops, restaurants and bars as well as the main banks and supermarkets. There is access to the M25 via the A22 or alternatively to the A27 with Polegate mainline station located approximately 3 miles to the south.

DESCRIPTION

This spacious two storey four bedroom bay fronted Victorian terraced house is in need of some modernisation and redecoration throughout. We have been informed by the owners that the front garden may be subject to road widening at some point in the future and there is an option for the council to buy back the first three feet of the front garden for £1 if it is needed (interested parties should make their own enquiries via Wealden District Council). The property is offered for sale with vacant possession and the benefit of gardens to the front and rear.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE 4.8m (into bay) x 4m

DINING ROOM 3.5m x 3.3m

BREAKFAST ROOM 4m x 2.8m

KITCHEN 3.4 x 3m Glazed door to rear garden.

STORE

FIRST FLOOR

LANDING

BEDROOM 1 4m x 3.3m

BEDROOM 2 3.4m x 3.3m

BEDROOM 3 2.4m x 2.8m

BEDROOM 4 2.8m x 1.8m

BATHROOM

SEPARATE WC

OUTSIDE

South west facing rear garden partly laid to lawn with outside WC with paved front garden with option to purchase first three feet of land if required.

TENURE

Freehold with vacant possession.

PRICE GUIDE: £160,000 - £180,000 FREEHOLD

SOLICITORS

Legal and Democratic Services, East Sussex County Council, County Hall, St. Annes Crescent, Lewes BN7 1UE

Tel: 01273 335635 Fax: 01273 483496 FAO: Debbie Grant

LOT 9

90, HIGH STREET,
LEWES, EAST SUSSEX BN7 1XN



- **Vacant freehold ground and lower ground floor retail premises**
- **Prime commercial location on the south side of the High Street**
- **Residential upper floors sold on a long lease**

LOCATION

Situated on the south side of the High Street diagonally across from St Michaels Church the property is centrally positioned and has easy access to A27 as well as the A259. Brighton is within 10 miles and Eastbourne is within 25 miles. This attractive sought after market town offers a wide selection of attractions and facilities including the castle, bars and restaurants.

DESCRIPTION

A mid-terrace four storey bow fronted period property, comprising a vacant retail unit of approx. 55 sq m on ground and lower ground floors. The self-contained residential upper parts have been sold off on a long lease. The property has an attractive timber and glazed shop front with a well presented retail area at ground floor level, with staircase down to lower ground stores, office and staff area / WC.



ACCOMMODATION

SHOP FRONTAGE:	3.5m
INTERNAL WIDTH	3.5m narrowing to rear
MAIN SHOP DEPTH:	7.7m
TOTAL SHOP DEPTH:	12.8m
TOTAL GROUND FLOOR SALES AREA:	32 sq m

Well-presented throughout with recess spot lighting and oak flooring. Staircase down to:

LOWER GROUND FLOOR: 7m x 3.3m – 22.4 sq m

Good dry storage and small office with natural light. Small sink/kitchen area.

Solid brick flooring with strip lighting and full ceiling height.

Separate WC.

TENURE

Freehold, subject to a 125 year lease on the residential upper parts from 25th July 2008 with a ground rent payable of £125 per annum and a maintenance contribution of 75%.



PRICE GUIDE: £140,000 - £145,000 FREEHOLD
SOLICITORS

Lewes Smith, Albion Street, Lewes, East Sussex BN7 2NF
Tel: 01273 483455 Fax: 01273 486427 FAO: Clive Smith



Joint Auctioneers:
Graves Jenkins
01273 701070

LOT 10 148A PRESTON DRIVE, BRIGHTON BN1 6FJ



- Land with vacant offices and stores of approx. 275 sq m
- Site has potential for residential development (STNC)
- Sought after location close to the Fiveways district



LOCATION

Situated in an elevated position just off Preston Drive close to the ever popular Fiveways district of Brighton. Comprehensive local shopping facilities and amenities are available in the immediate vicinity with Preston Park mainline station located half a mile to the west. Brighton city centre is situated half a mile to the south.

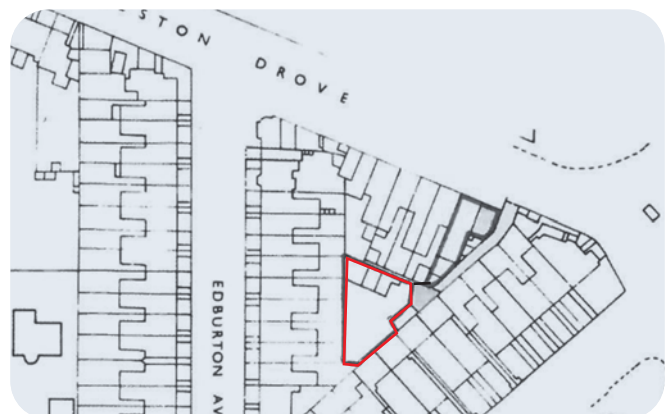
DESCRIPTION

The land has vehicular access via an unadopted road to the rear of 148 Preston Drive. It is arranged as vacant single storey offices and stores of approx. 82 sq m on a triangular shaped site. The plot extends to approx. 275 sq m and may suit an owner occupier and has the potential for residential development (subject to obtaining the necessary consents).



ACCOMMODATION

OFFICES:	32.40 sq m
INTERNAL STORE:	12.40 sq m
OUTBUILDINGS:	20 sq m
EXTERNAL STORE:	15 sq m
STAFF TOILETS:	4 sq m
TOTAL NET INTERNAL FLOOR AREA:	82 sq m
TENURE:	Freehold with vacant possession.



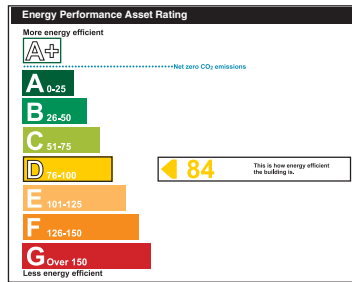
PRICE GUIDE: £80,000 - £90,000 FREEHOLD
SOLICITORS

Hennings Solicitors, 138 Old London Road, Brighton, BN1 8YA
Tel: 01273 505800 Fax: 01273 551616 FAO: Anthony Hennings

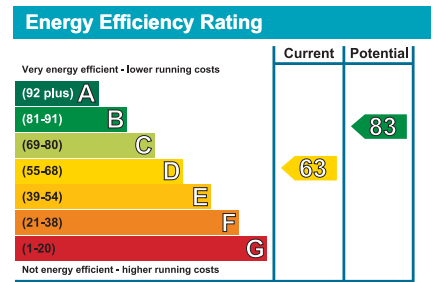
Energy Performance Certificates



192 Church Road, Hove



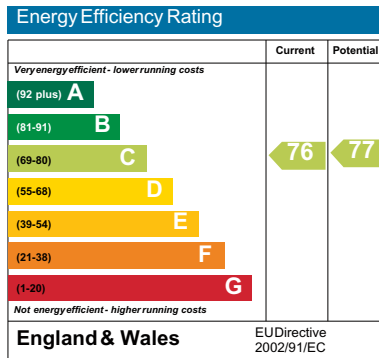
29 Warwick Street, Worthing



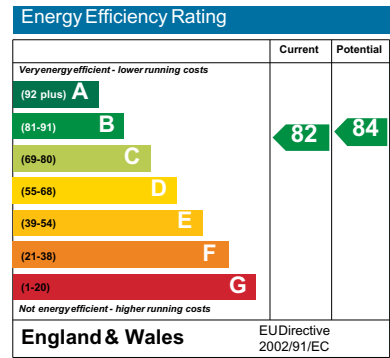
5 London Road, Hailsham



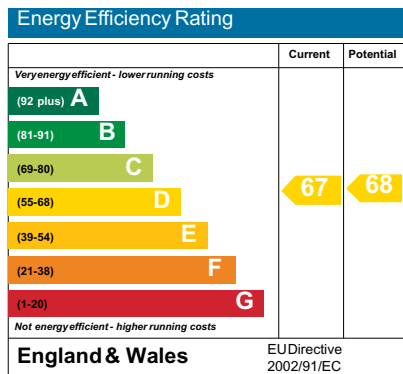
90 High Street, Lewes



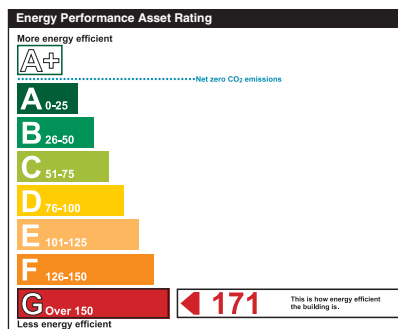
Flat 1 Warwick Street, Worthing



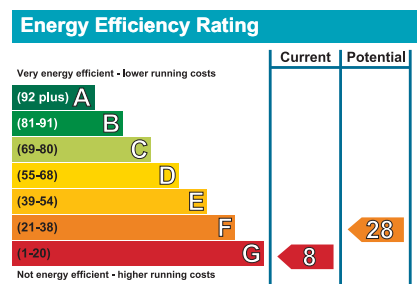
Flat 2 Warwick Street, Worthing



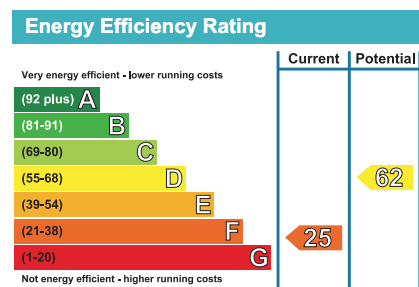
Flat 2 Warwick Street, Worthing



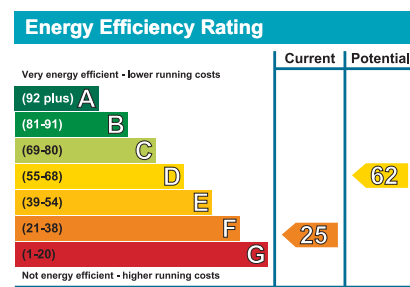
13 Bridge Street, Newhaven (Commercial)



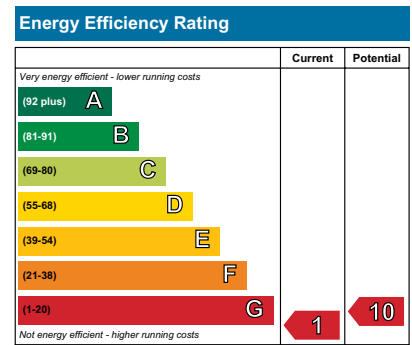
13 Bridge Street, Newhaven



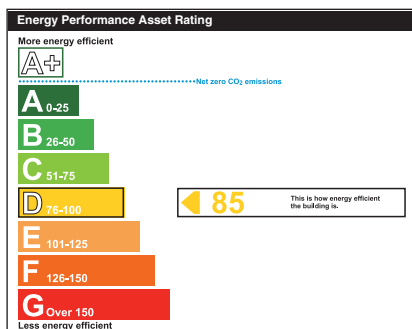
13 Bridge Street, Newhaven



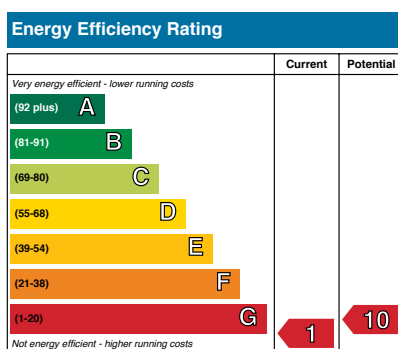
13 Bridge Street, Newhaven



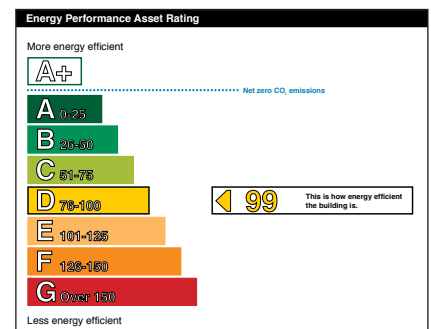
11 Bridge Street, Newhaven



11 Bridge Street, Newhaven (Commercial)



11a Bridge Street, Newhaven



Chimneys, 6 Locks Hill, Portslade

Memorandum

Date _____

Name and address of **seller** _____

Name and address of **buyer** _____

Lot _____

Price (In words, excluding any VAT) _____

Deposit (minimum £2000) _____

PARSONS SON AND BASLEY ACKNOWLEDGE RECEIPT OF THE DEPOSIT

Balance _____

The **seller** agrees to **sell** and the **buyer** agrees to **buy** for the price.

This agreement is subject to the conditions so far as they apply to the lot.

I/we the above named buyer/s hereby acknowledge that I/we have today purchased the property described above and in the attached particulars and have paid to Parsons Son and Basley the above mentioned deposit in part payment of the above mentioned purchase price.

It is acknowledged and warranted that I as the person who bid for the lot and have signed this memorandum if not the buyer/s named above have authority to act on behalf of the buyer/s.

I have read, understand and agree to the General and Special conditions of Sale, any addenda and the notes for bidders.

Signed by the buyer/s _____

Signed by us as agent for the seller _____ [Parsons Son & Basley]

The buyer's solicitor is _____

Completion date: _____

PLEASE DO NOT DETACH THIS PAGE FROM THE CATALOGUE

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If you wish to receive our Auction Catalogue for the next 12 months direct, please attach your cheque in the sum of £15 made payable to **Parsons Son & Basley, 32 Queens Road, Brighton, East Sussex BN1 3YE.**

Cheque for £15.00 enclosed

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Please tick if you wish us to contact you regarding property acquisition

Would you like us to contact you concerning property management, including valuation, letting, rent reviews or building surveying?

Are you looking for leasehold or freehold (please tick)

What price range would you consider? Up to £100,000 Up to £250,000 Up to £500,000 Over £500,000

Particular property requirements _____

Are you looking for: Residential Investment HMO's Land Refurbishment/Renovation
 Commercial Investment Garages Development Regulated tenancies

Location: Brighton & Hove East Sussex West Sussex South East
or more specifically _____

Name: _____ Company: _____

Address: _____

Post Code: _____

Email: _____

Telephone No: _____ Mobile No: _____

BRIGHTON

32 Queens Road, Brighton,
East Sussex BN1 3YE
Tel: 01273 326171 Fax: 01273 821224
Email: property@psandb.co.uk

BOGNOR

Alma Place, 11 Lennox Street,
Bognor Regis, West Sussex P021 1LZ
Tel: 01243 868600 Fax: 01243 842438
Email: bognor@psandb.co.uk

HASTINGS

72 1/2 High Street, Hastings,
East Sussex TN34 3EL
Tel: 01424 722711 Fax: 01424 722577
Email: hastings@psandb.co.uk

CHICHESTER

Metro House, Northgate, Chichester
West Sussex PO19 1 BE
Tel: 01243 783316
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Keith Brinsmead MRICS
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Keith Brinsmead MRICS

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Martyn Surman FRICS, F B Eng., FIAS

the next auction is April 2013