

LOT  
**20**

**Six Week Completion applies to this lot.**

15 The Promenade, 17/18 Eversfield  
Place, St Leonards-on-Sea  
TN37 6BY

**Guide Price £82,000\***

## **SECOND FLOOR ONE BEDROOM FLAT WITH INVESTMENT INCOME**



This one bedroom flat occupies the second floor of a terraced dwelling on a seafront setting close to the centre of St Leonards with its shopping facilities and station. The flat is let on an assured shorthold tenancy at £550pcm although we have been advised that the rent will be increasing to £600pcm from January 2021, thus £7200pa). The property will be sold with the benefit of this investment income.

### **ACCOMMODATION**

Reception room, kitchen, bedroom, bathroom

### **TENURE**

Leasehold approximately 73 years unexpired. The vendor is willing to sign and assign a section 42 notice between exchange and completion.

### **LOCAL AUTHORITY & TAX RATING**

Hastings Borough Council  
Council Tax Band not listed on VOA  
EPC Band C

### **VIEWING TIMES**

By appointment through the Auctioneers. All viewings are subject to Government Covid 19 Guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN