

LOT  
8

14 The Promenade, 17/18 Eversfield  
Place, St Leonards-on-sea TN37 6BZ

**Guide Price £85,000\***

## **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 £575 pcm, thus producing £6900 pa. The flat is presented in good order throughout and will be of interest to investment buyers. The property will be sold with the benefit of this ongoing 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 A EPC rating: D

### **VIEWING TIMES**

By appointment through the Auctioneers, subject to Government Covid 19 guidelines.

**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN