

Lot 130

**Flat 2, Wellington House, Castle Hill Passage,
Hastings, East Sussex, TN34 1PG**



All enquiries Ref: James Paterson



- **Long leasehold ground floor self-contained flat requiring modernisation**
- **Full vacant possession**

Location:

The property is located on the ground floor just 0.2 miles from the beach (a six-minute walk), and just 100 yards (a two-minute walk) from the main shopping mall (Priory Meadow) in the Castle Hill Passage between its junctions with Castle Hill Road and Queens Road. Public transport links include Hastings mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A21 and A259. Shopping amenities can be found locally within Hastings with an extensive range of shops, bars and restaurants being found in Eastbourne. Recreational pursuits can be found locally at the open spaces of Wellington Square Gardens, West Hill and Hastings Beach / Hastings Pier.

Description:

Long leasehold ground floor self-contained flat requiring modernisation.

Accommodation:

Ground floor: One bedroom, reception room, kitchen, bathroom/WC, entrance hallway

EPC rating: D

Council Tax Band: A

Lease:

Held on a long lease for a term of 99 years from 29th September 1983 at a ground rent of £25.00 rising to £75.00 per annum

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

