



Basement at, 128 Queens Road, Hastings, East Sussex TN34 1RP

A Self-Contained Basement Area Measuring Approximately 45 sq m (484 sq ft) Accessed From the Rear of the Building via it's own Private Entrance. Suitable for Residential Development (subject to obtaining all relevant consents).

Tenure

Leasehold. The property is held on a 125 year lease from 2016 thus approximately 123 years unexpired) at a ground rent of £250 per annum (rising).

Location

The property is situated on a predominantly residential road in Hastings close to local shops and amenities. The open spaces of Hastings Pier and The Sea Front are within easy reach. Transport links are provided by Hastings rail station.

Description

The property comprises a basement area with potential for development to create a lower ground floor flat beneath an existing mid terrace house arranged over lower ground, ground and two upper floors.

Accommodation

Lower Ground

Basement Area **G.I.A 45 sq m (484 sq ft)**

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

***GUIDE PRICE = £10,000+**



112 Axminster Road, Holloway, London N7 6BT

A Well Located Freehold Mid-Terrace House Currently Arranged as Two Self-Contained Three Bedroom Maisonettes Offered with Vacant Possession. Potential for Development to the Attic Area to Create an Additional Flat (Subject to obtaining all relevant consents)

Location

The property is situated in the popular North London area of Holloway close to local shops and amenities. The open spaces of Gillespie Park are within easy reach. Transport links are provided by both Holloway Road underground (Piccadilly line) station and Finsbury Park rail station.

Description

The property comprises a house currently arranged as two maisonettes (both three bedrooms). The house is arranged over lower ground, raised ground and three upper floors.

Flat 1 benefits from a rear garden accessed from the lower ground floor.

Accommodation

Flat 1

Lower Ground Floor

Reception Room with Open Plan Kitchen
Bedroom

Raised Ground Floor

Two Bedrooms
Bathroom with WC & wash basin

Flat 2

First Floor

Reception Room
Bedroom
Kitchen

Second Floor

Two Bedrooms
Bathroom with WC & hand basin

Third Floor

Attic Room

***GUIDE PRICE = £995,000+**

