



251 Battle Road, ST LEONARDS-ON-SEA. TN37 7AN.

£365,000 freehold

FREEHOLD INVESTMENT OPPORTUNITY - Currently producing £24,460 per annum and with further income potential. Comprising a two bedroom self contained flat and two self contained hair salons with an additional basement with a partially constructed one bedroom flat.

Description

FREEHOLD INVESTMENT OPPORTUNITY - 2 SHOPS AND FLAT currently producing £24,460 with a partially constructed one bedroom garden flat.

The two bedroom flat was refurbished in recent years but requires some cosmetic improvements and is currently producing £725 per calendar month.

The building presents rendered elevations below a concrete tiled roof with double glazing and the flat has gas central heating. The building as a whole was refurbished approximately 10 years ago but now requires some cosmetic improvement.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the second exit onto Battle Road. Proceed down Battle Road for some distance passing over one set of traffic lights and continue along where the property will be found on the right hand side just before the second set of traffic lights.

THE FLAT ACCOMMODATION with approximate room dimensions is approached via a COMMUNAL ENTRANCE with stairs to:

FIRST FLOOR FLAT

HALLWAY

with loft access, recessed lighting, radiator.

LIVING ROOM

12' 1" x 11' 8" (3.68m x 3.56m) with window to front, radiator, recessed lighting, storage cupboard.

KITCHEN

12' x 7' 5" (3.66m x 2.26m) with window taking in views to the rear, recessed lighting and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers, fitted low level oven, spaces and plumbing for appliances, 4 ring gas hob with extractor fan above, stainless steel sink with mixer tap and drainer, wall mounted gas fired boiler, radiator.

BEDROOM I

11' 10" x 11' 8" (3.61m x 3.56m) with window to rear, double radiator, recessed lighting.

BEDROOM 2

11' 8" x 8' 8" (3.56m x 2.64m) with window to front, recessed lighting, radiator.

BATHROOM

with obscured window to side, tiled floor, part tiled walls, white panelled bath with shower over, low level wc, pedestal wash hand basin. Heated towel rail.

SALON I

26' 4" x 8' 3" < 12' (8.03m x 2.51m < 3.66) with slate tiled floor, recessed lighting, currently trading as a hair salon.

REAR WASH ROOM

11' 3" x 9' 5" (3.43m x 2.87m) with window to rear and fitted with a range of base and wall mounted cabinets with working surface and stainless steel sink, recessed lighting, window to rear.

CLOAKROOM

with obscured window to rear and fitted with a white low level wc, pedestal wash hand basin with mixer tap. Radiator.

REAR SALON

9' x 5' 3" (2.74m x 1.60m) with recessed lighting, slate flooring and double doors to rear deck taking in views of the garden.

SALON 2

18' x 12' (5.49m x 3.66m) with slate flooring, double radiator, recessed lighting.

KITCHENETTE

7' 1" x 4' (2.16m x 1.22m) with fitted base and wall mounted cabinets with space for fridge. Working surface.

CLOAKROOM

with low level wc and pedestal wash hand basin with mixer tap.

OUTSIDE

There is access from the salon to the rear garden which is laid to lawn and gives access to the storeroom. A gate gives access to a side alleyway but this strip of land is outside the property title.

LOWER GROUND FLOOR

Extended from the basement as a shell and ready to be completed measuring 15'3 x 11'9, 16' x 9'4, 13'5 x 10'9 with double doors to the garden.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.