

GUIDE PRICE  
**£2,100,000**

BIDDING DEPOSIT  
**£19,000**

DIGITAL AUCTION DATE  
**18th August 2020**

BY ORDER OF  
**Administrators**



## **Harbour Club Apartments, 1 Harbour Quay, Eastbourne, BN23 5QG**

10 long leasehold two bedroom flats within a purpose built block with waterside views over the marina. Part vacant investment producing £68,700 per annum (plus 4 vacant flats)

**Bid1.**



## Property Summary

- 10 long leasehold two bedroom flats within a purpose built residential block with secure car parking
- Waterside views over the marina
- 6 flats let on AST's, 4 flats vacant
- Current rent £68,700 per annum

## Description

The property comprises a purpose built block within a gated marina arranged over ground, lower ground and four upper floors comprising 24 flats (6 flats let on AST's, 4 flats vacant and 14 flats have been sold off on long leases). There are two main entrances to the building, one assigned to Flats 1-14 and another for Flats 15-25. The flats benefit from a lift and secure key pad entry system.

The 10 unsold flats each have two bedrooms and benefit from views over the marina. The flats have all been completed to a high standard and arranged with a fitted kitchen and two bathrooms. There is secure private car parking on the lower ground floor, providing a total of 24 spaces (15 of which have been sold off long leasehold). Flat 12 does not have a parking space.

## Note

It is understood the freehold may be available to purchase at a later date

## Tenure

To be sold on 125 year leases from 25/03/2009 each with a ground rent of £250 per annum.



## EPC

Please refer to the legal pack

Unit	Floor	Accommodation	Tenancy	GIA
Flat 3	Ground	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Vacant	95.00 sq.m
Flat 6	First	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Vacant	95.00 sq.m
Flat 9	Second	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Held on an AST for 6 months from April 2019 (holding over) at £950 pcm	95.00 sq.m
Flat 12	Third	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Held on an AST for 6 months from May 2019 (holding over) at £875 pcm	89.00 sq.m
Flat 18	First	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Vacant	105.00 sq.m
Flat 19	Second	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Held on an unknown tenancy at £975 pcm	89.00 sq.m
Flat 20	Second	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Vacant	105.00 sq.m
Flat 21	Third	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Held on an AST for 12 months from June 2010 (holding over) at £975 pcm	94.00 sq.m
Flat 22	Third	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Held on an AST for 12 months from April 2010 (holding over) at £975 pcm	94.00 sq.m
Flat 24	Fourth	Two bedrooms, one with en-suite bathroom/wc, open plan reception room/kitchen, bathroom/wc, balcony	Held on an AST for 6 months from July 2016 (holding over) at £975 pcm	94.00 sq.m

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## Contact BidX1

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