

## results - auction 100 – 29 july 2010

Lot 1	251 New Church Road, Hove
Sold £121,000	
Lot 2	2 Britton House, Partridge Green
Sold £96,000	
Lot 3	81 Princes Road, Brighton
Withdrawn	
Lot 3a	25 New England Road, Brighton
Sold prior to auction for £105,000	
Lot 4	12 St Georges Place, Brighton
Available - Revised estimate of £500,000 - £550,000	
Lot 5	6 York Place, Brighton
Available at £155,000	
Lot 6	8 Osborne Villas, Hove
Sold £520,000	
Lot 7	1 Alders View Drive, East Grinstead
Sold prior to auction for £160,000	
Lot 8	91 Preston Drove, Brighton
Available at £340,000	
Lot 9	42-46 Teville Road, Worthing
Sold £450,000	
Lot 10	37 Lansdowne Place, Hove
Sold £530,000	

## addendum - auction 95 – 28 september 2009

All deposits are held by Austin Gray as agents for the vendor. Legal packs are available for inspection at the front of the room. We Cannot accept responsibility for packs sent by email. There is a documentation fee of £300 plus VAT.

Lot 1	75a St Georges Road, Brighton
No changes	
Lot 2	62/64 New Road, Shoreham by Sea
No changes	
Lot 3	63/64 Middle Street, Brighton
Sold prior £825,000	
Lot 4	The Black Horse Public House, 220 Seaside, Eastbourne
We are now in receipt of Amended Special Conditions of Sale, Local Search, Pre-Contract Enquiries, Six month accounts, Notice to Quit, Asbestos Report, Fire Risk Assessment, and EPC, all of which can be inspected at the front of the room.	
Lot 5	323-325 Mile Oak Road, Portslade
Withdrawn	
Lot 6	82a High Street, Billingshurst

The property is Grade II Listed and the parking space is under cover. We are now in receipt of Local Search.	
Lot 7	6 Barrington, 2 Upper Avenue, Eastbourne
Withdrawn	
Lot 8	92 Warrior Square, St Leonards on Sea
Accommodation should read 5 x 2 bedroom units and 1 x 1 bedroom unit. Current rent £9551pa and not £9515.	
Lot 9	195 The Ridge, Hastings
Withdrawn	
Lot 10	11 Regency Square, Brighton
Withdrawn	
Lot 11	49 Brunswick Road, Hove
Listed building consent was applied for and approved but it should be noted that planning consent was not required as it was regarded as permissible development. Please be advised that the Receiver's will assign over the rights to claim all rent arrears to the incoming purchaser. Extra documents have been received with regard to Section 8 and Section 21 Notices, and the Section 12 Notice for improvements. We are now in receipt of EPC.	
Lot 12	Flat 2, 37 Denmark Villas, Hove
A Section 42 Notice to extend the lease can, if required by the purchaser, be served upon the landlord between exchange and completion. The Notice can be assigned to the buyer. The buyer will therefore not have to wait for the statutory 2 years before being able to acquire a lease extension for an extra 90 years.	
Lot 13	Flat 1, 59 Ditching Road, Brighton
The rental income £9,120pa not £8,700 as listed. The EPC can be inspected at the front of the room.	
Lot 14	91 Goldstone Villas, Hove
	Income of £31,726 not £31,466. We are now in receipt of Gas Certificates/EPC

