

- Detached house
- Freehold
- Five bedrooms
- Annexe
- In need of modernisation
- 2.2 miles to Havant Train Station
- Hayling Island, Hampshire
- Auction 25 October 2024



Auction guide £325,000

Lot 111 - 252, Havant Road, Hayling Island, PO11 0LN

A five bedroom freehold detached house in need of modernisation and configured as a four bedroom house with a one bedroom annexe on Hayling Island (Title number: HP210399)

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A five bedroom freehold detached house in need of modernisation and configured as a four bedroom house with a one bedroom annexe on Hayling Island. With an extent of 1,808 SQFT the property has parking to the front paved area, a detached garage and a rear enclosed garden. To be sold via online bidding on Friday, 25 October 2024.

Auctioneer's comments: 'This Lot offers investors the clear opportunity to compete to buy a property that can be modernised and resold at a profit once modernised'

Auction date

The property is to be sold by public auction on Friday, 25 October 2024 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Five bedrooms, freehold, in need of modernisation, annexe, detached garage

Location

Hayling Island, Hampshire, 2.2 miles to Havant Train Station

Accommodation

Ground floor: living room, kitchen/diner, shower room, three bedrooms, two WC, living room/kitchen

First floor: two bedrooms

Outside

Front paved area, rear enclosed garden, detached garage

EPC rating

E

Tenure

Freehold

Local authority and council tax band

Hampshire County Council

Havant Borough Council

Council tax band: D

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

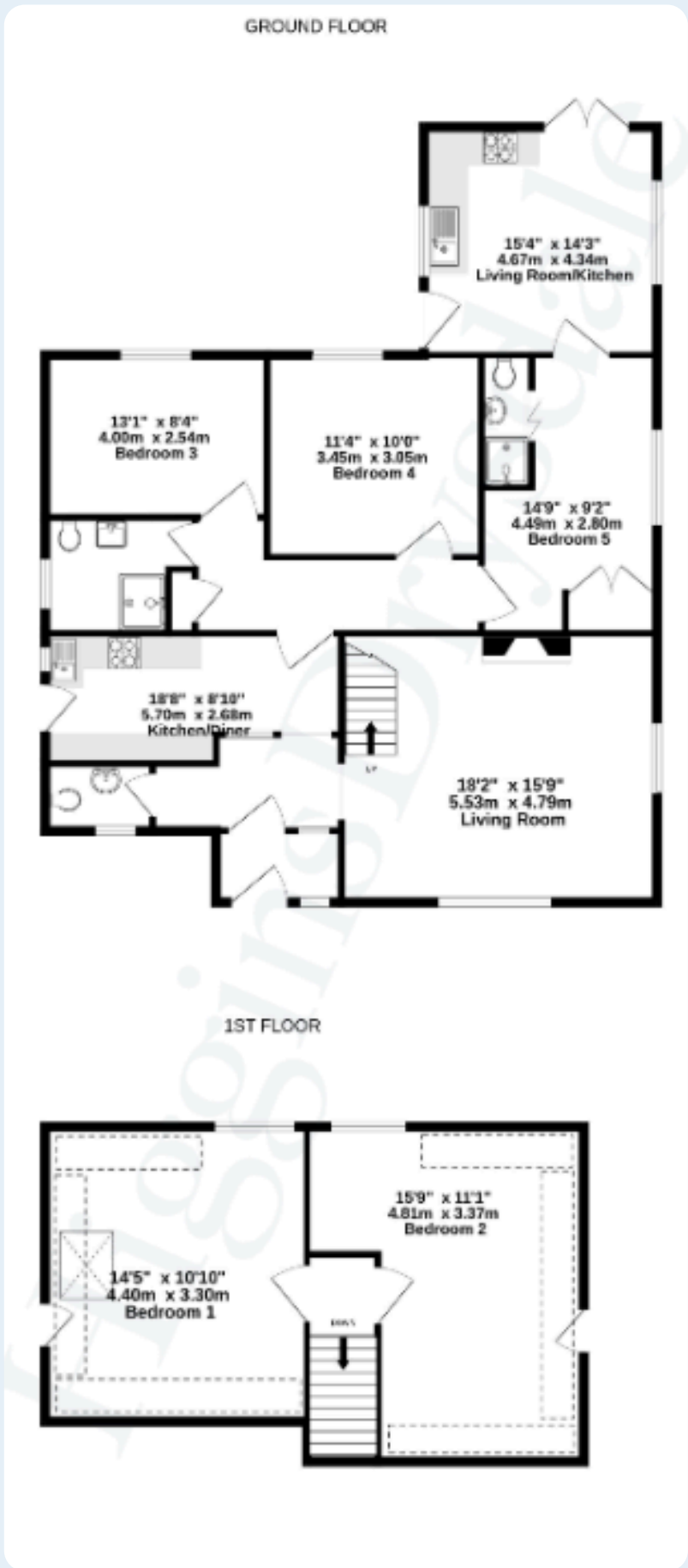
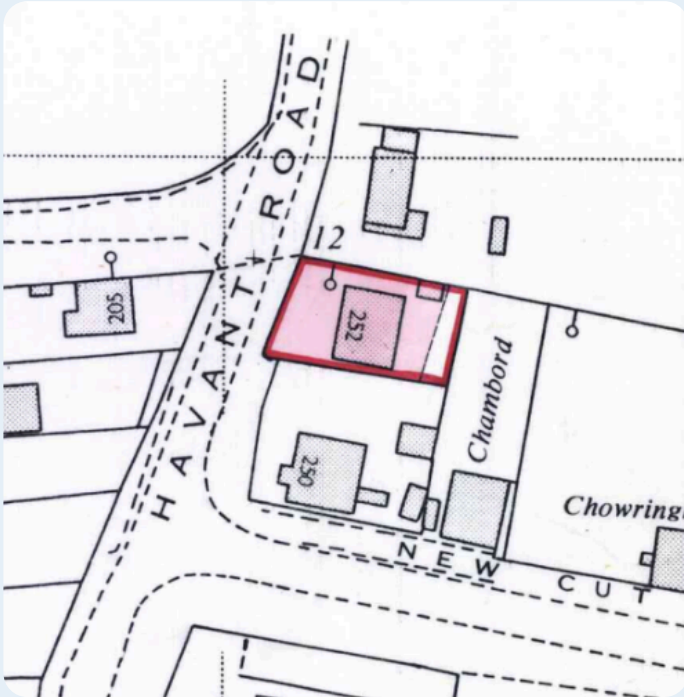
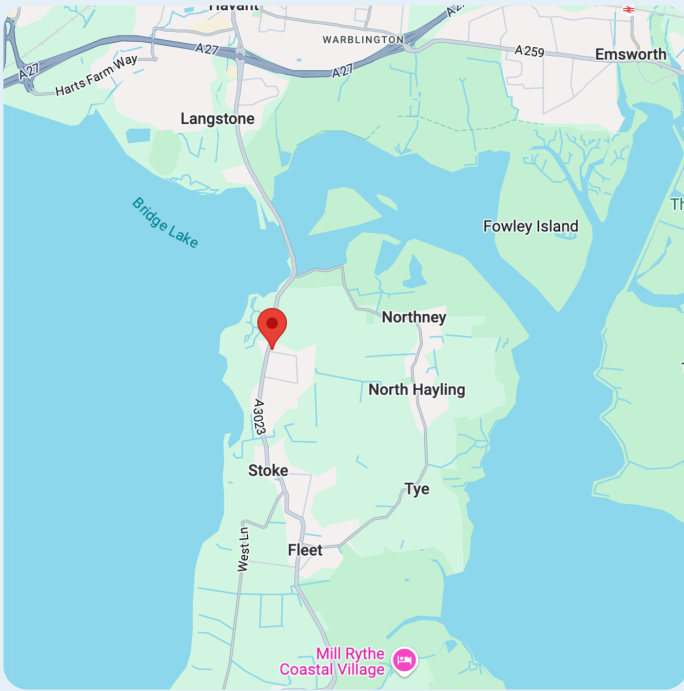
Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 1.5% plus VAT (min. fee of £3,500 plus VAT) of the purchase price. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		