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PALACE AUCTIONS

LONDON



LOT 9

Flat 9, Oakmore Court

22 WESTFIELD AVENUE · HAYLING ISLAND · PO11 9AG

*A let two-bedroom first-floor flat with parking,
a short walk from the seafront and Mengham*

GUIDE PRICE*

£80,000

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday
28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE PROPERTY

A let flat close to the sea

A two-bedroom first-floor flat in Oakmore Court, a purpose-built block on a quiet residential street in South Hayling, let and producing £8,400 a year.



2

BEDROOMS

1st

FLOOR

£700

RENT PER
MONTH

10.5%

GROSS YIELD
AT GUIDE

~100

YEARS LEFT
ON LEASE

Description

Flat 9 is on the first floor of Oakmore Court, 22 Westfield Avenue. It has a living room, a kitchen, two bedrooms and a bathroom, with residents' parking in the front courtyard.

The flat is let at £700 per month (£8,400 a year), a gross yield of 10.5% on the guide price. The seller estimates that the flat could let for up to £1,100 per month once the current tenancy ends.

It is held on a 125-year lease from March 2002, with about 100 years left, a ground rent of £125 a year and a service charge of £858 a year.

KEY FEATURES

- ◆ Two-bedroom first-floor flat
- ◆ Let at £700 per month (£8,400 a year)
- ◆ 10.5% gross yield at the guide price
- ◆ Residents' parking
- ◆ Central heating via radiators
- ◆ Leasehold, about 100 years unexpired
- ◆ Short walk to the seafront and Mengham

INTERIORS

Inside the flat



The interior photographs date from 2017, before the current tenancy, and may not show the flat as it is today.

ACCOMMODATION & LOCATION

The flat and its setting

Accommodation

Room areas from the architect's first-floor plan, approximate

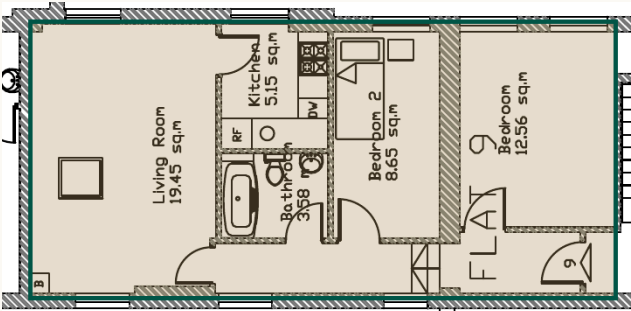
First floor

Entrance hall
Living room – about 19.5 sq m
Kitchen – about 5.2 sq m
Bedroom one – about 12.6 sq m
Bedroom two – about 8.7 sq m
Bathroom – about 3.6 sq m

Outside

Residents' parking in the front courtyard

Floor plan



FLAT 9 SHADED. NOT TO SCALE. FOR IDENTIFICATION ONLY.

LOCATION

South Hayling, Hampshire

Westfield Avenue is a quiet residential street in South Hayling, a short walk from the seafront and the shops, cafés and services of Mengham. Hayling Island is known for its long shingle beaches, sailing and watersports, and the Hayling Billy coastal trail.

ROAD	A3023 to the A27 and M27
PORTSMOUTH	About 7 miles (about 18 minutes by car)
CHICHESTER	About 12 miles (about 30 minutes by car)
RAIL	Havant station on the mainland, for services to London Waterloo

The tenancy

The flat is let at £700 per month. A copy of the tenancy agreement and details of the deposit will be in the legal pack. Buyers should check the tenancy terms, the deposit protection and all landlord compliance documents before bidding.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 9

ADDRESS	Flat 9, Oakmore Court, 22 Westfield Avenue, Hayling Island PO11 9AG
PROPERTY	2-bedroom first-floor flat
GUIDE PRICE	£80,000*
INCOME	£700 per month (£8,400 a year). Gross yield 10.5% at the guide price.
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL, SERVICES & FEES

Before you bid

TENURE	Leasehold, 125 years from March 2002 (about 100 years unexpired). Title SH12543.
GROUND RENT	£125 per annum
SERVICE CHARGE	£858 per annum
COUNCIL TAX	Havant Borough Council
EPC	In the legal pack
PARKING	Residents' parking
BUYER'S PREMIUM	2% of the purchase price, minimum £2,000 + VAT
CONTRACT DOCUMENTS	£850 + VAT
VIEWINGS	Strictly by appointment, with at least 72 hours' notice

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches or legal costs. Buyers should also budget for Stamp Duty Land Tax (including any higher rates for additional dwellings), their own legal fees and any finance costs.

Tenanted property. The flat is sold subject to the existing tenancy. Rents, rental estimates and yields are given for guidance only. Buyers must check the tenancy agreement, deposit protection and landlord compliance documents in the legal pack before bidding.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, room areas and plans are given in good faith and are believed to be correct, but buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS • LEGAL PACK • OFFERS

Palace Auctions London

AUCTIONS AT CLARIDGE'S, MAYFAIR

TEL 020 7101 3647

EMAIL sales@palaceauctions.comWEB palaceauctions.com

Edward Swindells

AUCTIONEER
07971 033276

Tom Barrett

SALES DIRECTOR
020 7101 3647

Bridgett D Dickens

SENIOR NEGOTIATOR
07843 656447