

50 St James Street
Brighton
East Sussex
BN2 1QG

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Hurstwood

Findon Road, Brighton, BN2 5NZ

Auction Guide £160,000

FOR SALE BY AUCTION: A SPACIOUS GROUND FLOOR ONE BEDROOM PURPOSE BUILT FLAT.

The property comprises: Communal entrance hall, hall, reception room, kitchen, bedroom, and bathroom. The property is located in the East Brighton area of Whitehawk which is within walking distance of Brighton Golf Club, Lidl and the Marina with its excellent shopping, restaurants, gym and casino. It is also within an easy walk to the delights of the beach.

Leasehold: 112 years

Service charge: £1,800 per annum

Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

- FOR SALE BY MODERN AUCTION - T&C'S APPLY
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- ONE BEDROOM FLAT
- GROUND FLOOR
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- CHAIN FREE



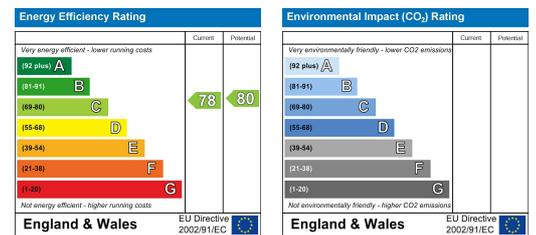
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.