



**1 Bed  
Flat  
located in Robert Street**





**13A Robert Street  
Brighton  
BN1 4AH**



1



1



1



C

**Auction Guide £200,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**No Onward Chain!**

This is a One-bedroom Garden flat, with own street entrance, located in the charming North Laine quarter of Brighton. This could also be the ideal property for any first-time buyer or those looking for a weekend home. It is a stone's throw away from all the buzz and excitement that Brighton is renowned for. Brighton Mainline Station could not be any closer as it's only a short stroll away, making this the perfect place to live for anyone looking to commute into London or Gatwick. As you enter the flat you find yourself in a hallway which leads to the open plan living room / kitchen at the rear of the property. From the Entrance Hall you will immediately find to your right is the bedroom, followed by the bathroom. The Open Plan Kitchen comprises fitted units with storage, space for washing machine, hob, oven and extractor over. There is space for a fridge and a cupboard housing the boiler. Work surface with inset single bowl sink and drainer unit. Outside the rear patio garden is a decent size and flanked by flint walls and is an Easterly aspect. The property could benefit from some updating and an internal inspection is highly recommended.

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc

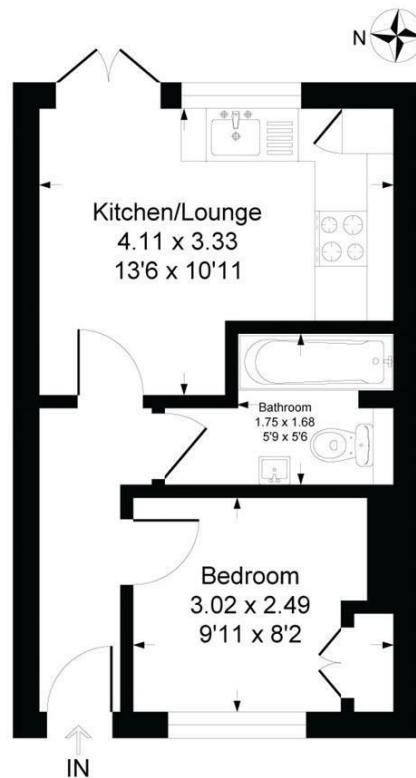


VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



13A Robert St, BN1 4AH  
Approximate Gross Internal Floor Area = 28.84 sq m / 311 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

20 Sutton Park Road  
Seaford  
East Sussex  
BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

