



Widdicombe Way, Brighton, BN2 4TH

welcome to

Widdicombe Way, Brighton

A chain-free, four-bedroom home over three floors, offering just under 1,400 sq ft of space. Features include a driveway for two cars, an extended kitchen/diner with garden access, a large garden workshop, three bedrooms and a shower room on the first floor, plus two bedrooms on the second floor.



Widdicombe Way, Brighton - a spacious and chain-free four-bedroom family home, thoughtfully arranged over three floors, offering approximately 1,380 sq ft of internal space.

The property greets you with a driveway providing parking for two cars. Inside, the ground floor features a bright extended kitchen/diner, ideal for family meals and entertaining. French doors open from the kitchen onto a generously sized garden, perfect for outdoor activities. At the back of the garden, a large workshop offers flexible use as a home office, gym, or studio.

The first floor includes two well-proportioned bedrooms and a modern family bathroom. The first floor boasts an additional shower room, leading to the second floor it includes a third and fourth bedroom,

This home is perfect for modern family living. Don't miss the opportunity to make Widdicombe Way your new home - arrange a viewing today!



Total floor area 127.1 m² (1,368 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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Widdicombe Way, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BEDROOMS
- END OF TERRACED
- ARRANGED OVER THREE FLOORS
- DRIVEWAY
- LARGE GARDEN WORKSHOP

Tenure: Freehold EPC Rating: C

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BEG106724



Property Ref:
BEG106724 - 0002

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