



Bengairn Avenue, Brighton, BN1 8RH

welcome to

Bengairn Avenue, Brighton

This is a newly refurbished and redecorated four-bedroom semi-detached house with west facing garden creating a lovely, bright contemporary family home. There is a newly fitted kitchen, utility room, two new shower rooms including an en-suite, lounge/dining room and garage. No onward chain.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.



Total floor area 113.2 m² (1,218 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

Location

Bengairn Avenue is located in a sought-after position, just north of Brighton which benefits from an array of local amenities on your doorstep. Patcham is considered to be a popular village location, with the original village dating back to the 12th century and also being nestled on the edge of The South Downs with numerous bridleways for cycling, and being ideal for nature lovers, dog-walkers and families with nearby nature reserve (known for Scots pine) parks and schools for all ages. You will also find Mackie Park, Ladies Mile Road Nature Reserve, Hollingbury Golf Course & Hillfort, Stanmer Park and Wild Park Nature Reserve on the doorstep.

Excellent transport links are an added benefit and the main A23 & A27 road network is within a 10 minutes' drive away. Local bus services run close by on Mackie Avenue which gives access to Preston Park, London Road shops and Brighton's famous seafront and promenade along with Brighton city centre.

Finally this area is finished off with the ever-popular Ladies Mile Pub which has many charity and local events throughout the year, it's a great local pub. Properties in Bengairn Avenue rarely become available, therefore early viewing is strongly advised on this completely refurbished home.

Key Information

Schools

Primary: Patcham Junior School - 0.7 miles, Patcham Infant School - 0.8 miles, Westdene Primary School - 1.9 miles, Balfour Primary School - 2.3 miles, Hertford Infant School - 2.8 miles, Downs Junior School - 2.9 miles, Downs Infant School - 2.9 miles, Stanford Infant School - 3.1 miles, Stanford Junior School - 3.2 miles, Hertford Junior School - 3.2 miles.

Secondary: Patcham High School - 0.7 miles, Varndean College - 1.7 miles, Downs View Link College - 1.7 miles, Dorothy Stringer School - 2.0 miles, Varndean School - 2.2 miles, Cardinal Newman Catholic School - 3.0 miles, BHASVIC College - 3.5 miles.

Train Stations

Preston Park Station - 2.2 miles
London Road Station - 3.0 miles
Brighton Mainline Station - 3.4 miles

Amenities

Mackie Avenue Shopping Parade - 0.1 miles
Ladies Mile Road Shopping Parade - 0.6 miles
Carden Avenue Shopping Parade (Patchdean) - 0.9 miles
Wilmington Parade Shopping - 1.1 miles
Sainsbury's Local (Carden Avenue) - 1.4 miles
Patcham Village - 1.7 miles
M&S Simply Food Hall (Carden Avenue) - 1.9 miles
Asda Superstore (Hollingbury) - 2.2 miles
Sainsbury's (Preston Road) - 2.4 miles
Fiveways Shopping Parade - 2.5 miles
Preston Circus/London Road Shopping - 3.4 miles
Sainsbury's Superstore (Lewes Road) - 3.4 miles
Seven Dials Shopping Parade - 3.4 miles
Waitrose Superstore (Nevill Road, Hove) - 3.6 miles
Pavilion Retail Park (Lewes Road) - 3.6 miles
Brighton City Centre - 4.7 miles

Main Roads

A23/A27 Road Network - Within a 10 minutes' drive away.

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Bengair Avenue, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Newly refurbished four-bedroom house
- Lounge/dining room
- Newly fitted kitchen with appliances
- West facing rear garden
- Garage & off street parking

Tenure: Freehold EPC Rating: E

guide price

£500,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106390



Property Ref:
PRP106390 - 0008

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