



Denton Drive, Brighton, BN1 8DL

welcome to

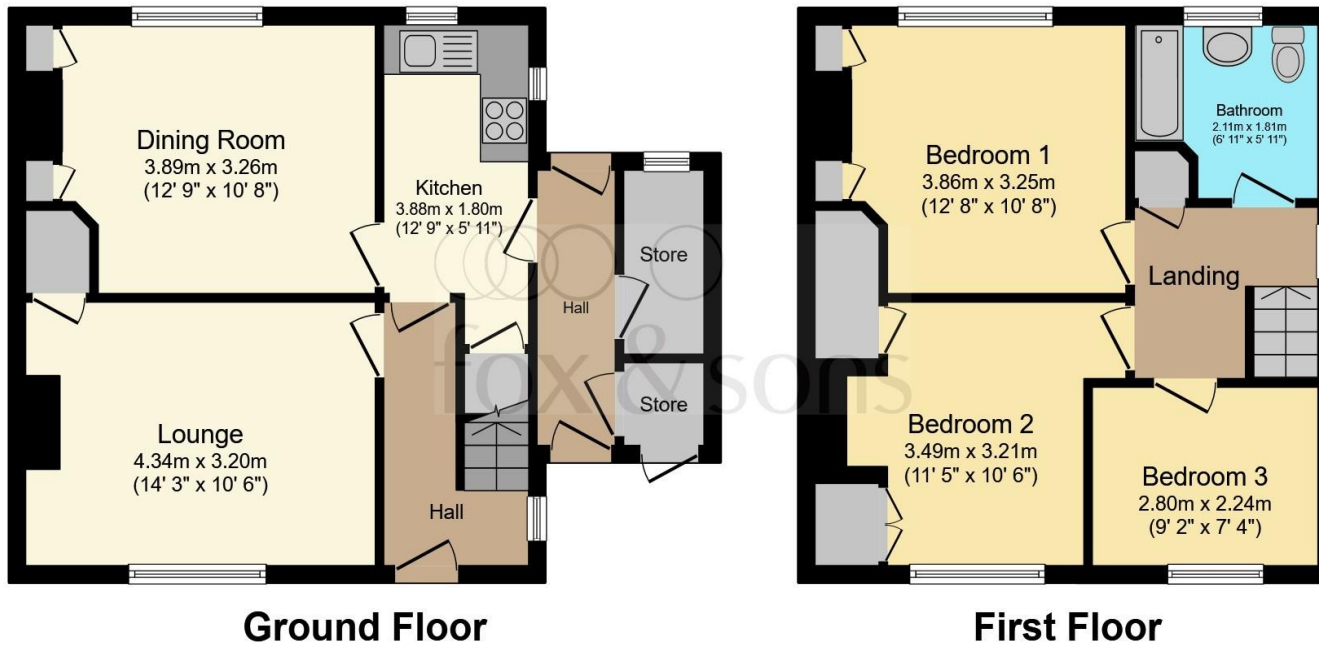
Denton Drive, Brighton

A superbly located three-bedroom family home featuring a good size rear garden and enjoying views towards the South Downs. This lovely house has huge amount of potential and for the new owners to make it their own. CHAIN FREE



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 92.9 m² (1,000 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

Denton Drive is situated in an established residential area north of Brighton city centre in Hollingbury, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters. This spacious house also enjoys far reaching views towards The South Downs National Park.

You will also find County Oak Medical centre & Hollingbury Golf Course on the doorstep. Local 'bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton city centre.

Key Information

Schools

Primary: Carden Nursery & Primary School - 0.1 miles, Patcham Junior School - 0.5 miles, Patcham Infant School - 0.7 miles, Coldean Primary School - 0.8 miles, Balfour Primary School - 1.0 miles, Hertford Infant School - 1.1 miles, Hertford Junior School - 1.1 miles, Westdene Primary School - 1.4 miles, Downs Junior School - 1.6 miles, Downs Infant School - 1.7 miles, Stanford Junior School - 1.9 miles, Stanford Infant School - 1.9 miles.

Secondary: Patcham High School - 0.6 miles, Varndean School - 0.8 miles, Dorothy Stringer - 1.0 miles, Varndean College - 1.2 miles, Downs View Link College - 1.3 miles, BHASVIC College - 3.0 miles.

Train Stations

Preston Park Station - 1.6 miles
London Road Station - 1.8 miles
Brighton Mainline Station - 2.8 miles

Amenities

Sainsbury's Local (Carden Avenue) - 0.3 miles
Kamsons Pharmacy/County Oak Medical Centre (Carden Hill) - 0.4 miles
M&S Food Hall (Carden Avenue) - 0.4 miles
Wilmington Parade Shops - 0.5 miles
Asda Superstore (Hollingbury) - 0.7 miles
Woodbourne Avenue Shops - 0.7 miles
Ladies Mile Road Shopping Parade - 1.0 miles
Patcham Village - 1.5 miles
Fiveways Shopping Parade - 1.6 miles

Main Roads

A23/A27 Road Network - Within a 5 minutes' drive away.

welcome to

Denton Drive, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM, SEMI-DETACHED FAMILY HOUSE
- LOUNGE & DINING ROOM & SEPARATE KITCHEN
- GOOD SIZE REAR GARDEN
- IN NEED OF UPDATING
- EXTERNAL STORAGE ROOMS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

guide price

£335,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106402



Property Ref:
PRP106402 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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