



Homeleigh, London Road, Brighton, BN1 8QA

welcome to

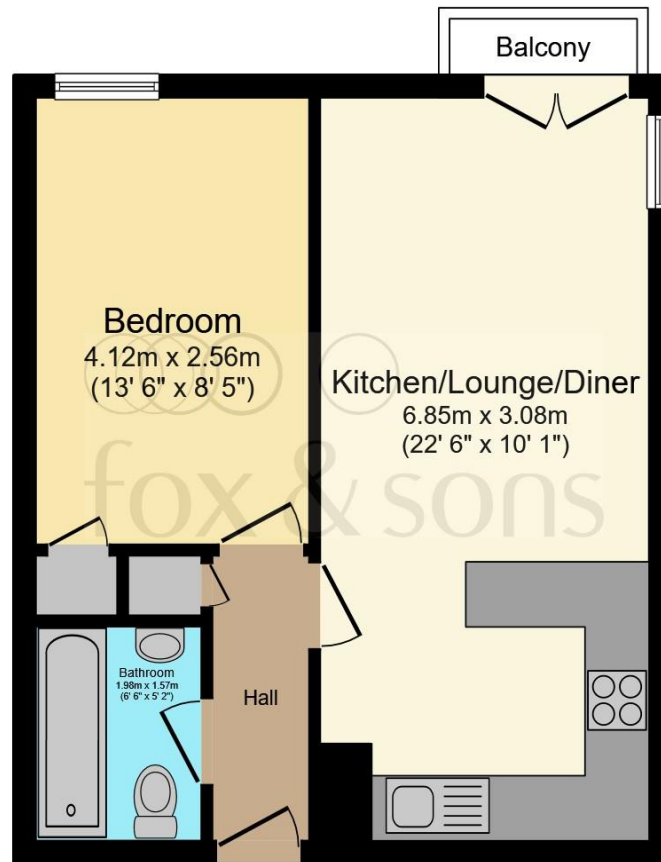
Homeleigh, London Road, Brighton

Stunning one bedroom apartment, situated on the first floor of this popular residential block. Stylish open plan lounge area with a Southerly facing juliet balcony and a modern kitchen with fitted appliances, white bathroom suite & allocated parking space. 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 39.3 m² (423 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

Homeleigh is a popular purpose built apartment block in the sought after location of Patcham, built in the 1980's and is within half a mile of shopping facilities in the heart of Patcham Old Village. Westdene and Withdean also offer local shopping parades and amenities nearby include Withdean Park and also Withdean Sports Complex.

Local bus services giving access to Brighton city centre and the famous seafront are available from London Road. Preston Park station is 0.8 miles away and access for driving commuters wanting to use the A23/A27 and surrounding areas.

This property is located on the first floor of this residential block and set well back from the road, with communal gardens to the front and parking to the rear. Withdean Park is nearby.

Key Information

Train Stations

Preston Park Station - 0.8 miles
London Road Station - 1.6 miles
Brighton Mainline Station - 2.5 miles

Amenities

Eldred Avenue Shopping Parade - 0.3 miles
Patcham Village - 0.4 miles
Wilmington Parade Shopping Parade - 0.7 miles
Sainsbury's Local (Preston Road) - 1.2 miles
Preston Drove Shopping Parade - 1.4 miles
M&S Food Hall (Carden Avenue) - 1.5 miles
Fiveways Shopping Parade - 1.8 miles
Tesco Express (The Droveway) - 1.8 miles
Asda Superstore (Hollingbury) - 1.8 miles
Preston Circus/London Road Shopping - 2.1 miles
Seven Dials Shopping Parade - 2.5 miles
Sainsbury's (New England Street) - 2.6 miles
Sainsbury's Superstore (Lewes Road) - 2.6 miles
Pavilion Retail Park (Lewes Road) - 2.7 miles
Brighton City Centre - 3.7 miles

Main Roads

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

welcome to Homeleigh London Road, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- ALLOCATED PARKING SPACE & VISITORS PARKING
- DUAL ASPECT LOUNGE KITCHEN
- FIRST FLOOR FLAT, DOUBLE BEDROOM
- JULIET BALCONY
- COMMUNAL GARDENS & CYCLE STORE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1015.00

Ground Rent: 461.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 25 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£148,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106584



Property Ref:
PRP106584 - 0008

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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