



Stanmer Park Road, Brighton, BN1 7JJ

welcome to

Stanmer Park Road, Brighton

A recently refurbished contemporary style link-detached house in this sought after Fiveways location. The house offers excellent accommodation comprising: 3 bedrooms with an ensuite shower room to the master bedroom, a family bathroom, kitchen/living room & utility room. Potential to extend STPC



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 101.6 m² (1,093 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

Stanmer Park Road is situated in a popular position within the Hollingdean area of Brighton. Local shops can be found in the 'Dip' and within a short stroll to the ever so popular Fiveways with its range of bars, restaurants, delis, Co-op, bank and coffee shops.

Hollingbury Park and golf course are both within easy walking distance and local bus services can be found close by giving access to Brighton city centre, Brighton famous seafront and promenade and surrounding areas. There is unrestricted on street parking and access to the A23 / A27 network is easily accessible. The property is also positioned close to Burstead Woods which leads up to the beautiful South Downs.

Key Information

Schools

Primary: Hertford Infant School - 0.2 miles, St Joseph's Catholic Primary School - 0.3 miles, Downs Junior School - 0.4 miles, Balfour Primary School - 0.4 miles, Hertford Junior School - 0.4 miles, Downs Infant School - 0.4 miles, St Martin's CofE Primary School - 0.7 miles, Fairlight Primary School - 0.7 miles, Coombe Road Primary School - 0.8 miles, St Bernadette's Catholic Primary School - 0.8 miles, Stanford Junior School - 0.9 miles, Stanford Infant School - 0.9 miles, St Bartholomew's CofE Primary School - 1.0 miles.

Secondary: Varndean School - 0.6 miles, Dorothy Stringer School - 1.0 miles, Varndean College - 1.4 miles, Downs View Link College - 1.4 miles, BHASVIC College - 1.6 miles, Cardinal Newman Catholic School - 1.7 miles, Patcham High School - 2.1 miles.

Train Stations

London Road Station - 0.6 miles
Preston Park Station - 1.0 miles
Brighton Mainline Station - 1.6 miles

Amenities

'The Dip' Shopping Parade - 0.2 miles
Fiveways Shopping Parade - 0.3 miles
Sainsbury's (Lewes Road) - 0.8 miles
Sainsbury's Local (Preston Road) - 1.0 miles
Pavilion Retail Park (Lewes Road) - 1.1 miles

Main Roads

A23/A27 Road Network - Within a 20 minutes' drive away.

Agent Note

The house previously had planning permission for a side extension but this has now lapsed.

welcome to Stanmer Park Road, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN & UTILITY ROOM
- POTENTIAL TO EXTEND - STPC
- GOOD SIZE REAR GARDEN
- STYLISH BATHROOM & EN-SUITE TO MASTER BEDROOM
- UNRESTRICTED ON STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PRP106360 - 0011

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