



Peacock Lane, Brighton, BN1 6WA

welcome to

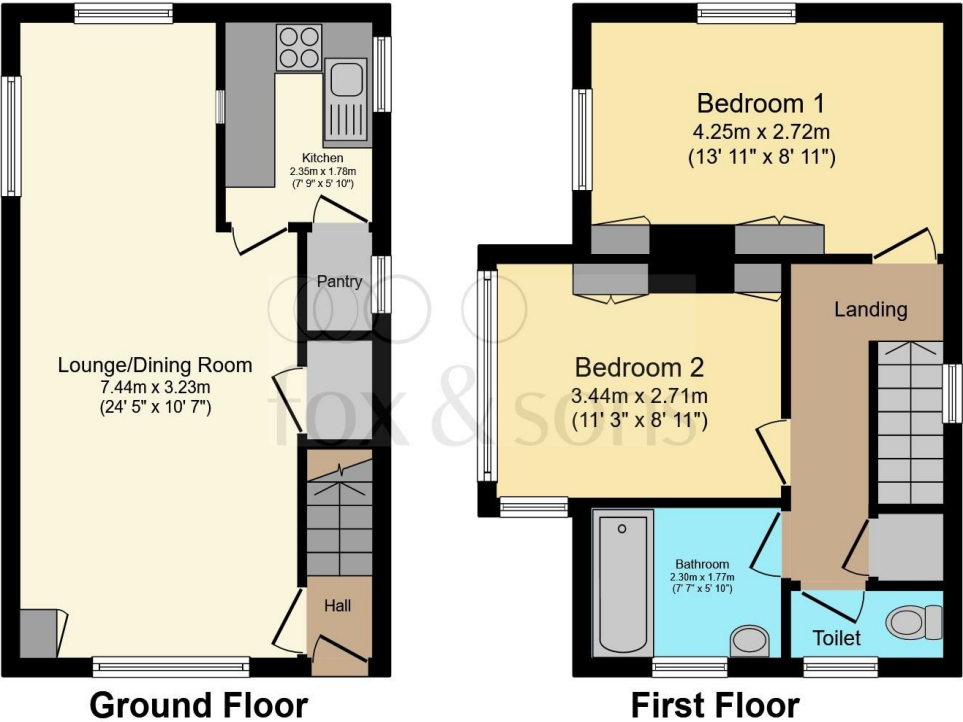
Peacock Lane, Brighton

Unlock the potential of this charming, detached cottage, perfectly positioned opposite the leafy Withdean Park. A fantastic opportunity to modernise and create your dream home, boasting two double bedrooms, off-road parking, and a generous rear garden. Imagine the possibilities!



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 66.4 m² (714 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

Peacock Lane is a private residential lane which is situated just off of London Road in an established area north of Brighton city centre, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters.

The house is adjacent to Withdean Park which covers 38 acres of open space which has been carefully laid out with ornamental shrubs and flowers and also boasts a famous lilac collection. The area is very popular with walkers all year round. Hollingbury Golf Course & Hillfort, Wild Park Local Nature Reserve, Blakers Park & Preston Park are also all accessible from this property.

Local shops can be found nearby in Patcham Village, Fiveways, Woodbourne Avenue and Wilmington Parade, and more comprehensive shopping can be found at the Hollingbury Retail Park offering Matalan, Argos, Pets at Home and M&S Simply Food as well as the main Asda superstore. There are several local schools in the area which cater for all age groups, some right on the doorstep. Local 'bus services run close by giving access to Brighton's famous seafront and promenade along with Brighton City centre.

Key Information

Schools

Primary: St Bernadette's Catholic Primary School - 0.5 miles, Patcham Infant School - 0.6 miles, Balfour Primary School - 0.6 miles, Westdene Primary School - 0.7 miles, Patcham Junior School - 0.8 miles, Stanford Infant School - 1.1 miles, Hertford Infant School - 1.1 miles, Stanford Junior School - 1.2 miles, Carden Nursery & Primary School - 1.2 miles, Downs Infant School - 1.3 miles, Hertford Junior School - 1.3 miles.

Secondary: Varndean College - 0.4 miles, Downs View Link College - 0.5 miles, Dorothy Stringer School - 0.5 miles, Patcham High School - 0.7 miles, Varndean School - 0.7 miles, Cardinal Newman Catholic School - 1.2 miles, BHASVIC College - 2.2 miles.

Train Stations

Preston Park Station - 0.6 miles
London Road Station - 1.3 miles
Brighton Mainline Station - 2.1 miles

Amenities

Patcham Village - 0.9 miles
Sainsbury's Local (Preston Road) - 1.0 miles
Preston Drove Shopping Parade - 1.0 miles
Preston Circus/London Road Shopping - 1.3 miles
Fiveways Shopping Parade - 1.4 miles
Sainsbury's Superstore (Lewes Road) - 2.1 miles
Tesco Express (The Droveaway) - 2.1 miles
Sainsbury's Superstore (Lewes Road) - 2.1 miles
Seven Dials Shopping Parade - 2.2 miles
Sainsbury's (New England Street) - 2.2 miles
Pavilion Retail Park (Lewes Road) - 2.3 miles
Brighton City Centre - 3.6 miles

Main Roads

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

welcome to

Peacock Lane, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED COTTAGE
- 2 BEDROOMS
- OFF ROAD PARKING
- LARGE REAR GARDEN
- IN NEED OF MODERNISATION
- OPPOSITE WITHDEAN PARK

Tenure: Freehold EPC Rating: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106609



Property Ref:
PRP106609 - 0003

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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