



Argyle Road, Brighton, BN1 4QB

welcome to

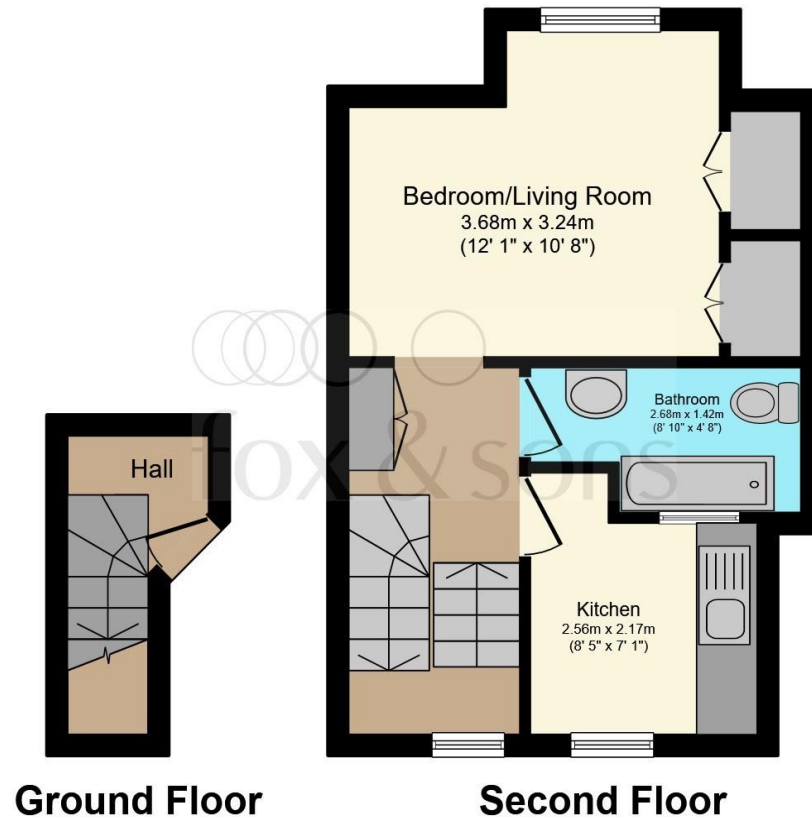
Argyle Road, Brighton

CHAIN FREE!! A bright & airy studio apartment moments from Preston Circus & less than half a mile to Brighton Mainline station, making this an ideal choice for a commuter.



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.



Ground Floor

Second Floor

Total floor area 31.1 m² (335 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

Argyle Road is situated within the sought after Preston Circus area of Brighton and runs adjacent to Preston Road which is popular with road and rail commuters due to its central setting for Preston Park and Brighton mainline stations, while London Road now offers an ever-growing range of bars, cafe's, restaurants, shops & the famous Duke of York's Picture House which is within walking distance from this property.

The property is within a short walk of picturesque Preston Park itself, with 63 acres of parkland - well used by Brighton residents and featuring two cafe's, tennis courts, bowling greens, cycle velodrome, various other fields and pitches and pathways/trails for running and jogging as well as hosting many local and international events.

Key Information

Train Stations

Brighton Mainline Station - 0.4 miles

London Road Station - 0.6 miles

Preston Park Station - 1.4 miles

Amenities

Preston Circus/London Road Shopping - 0.2 miles

Sainsbury's (New England Street) - 0.3 miles

Seven Dials Shopping Parade - 0.4 miles

Sainsbury's (Lewes Road) - 0.9 miles

Fiveways Shopping Parade - 1.1 miles

Brighton City Centre - 1.2 miles

Goldstone Retail Park (Old Shoreham Road) - 1.7 miles

Waitrose (Nevill Road) - 2.1 miles

M&S Simply Food Hall (Carden Avenue) - 3.0 miles

Asda Superstore (Hollingbury) - 3.3 miles

Main Roads

A23/A27 Road Network - Within a 15 minutes' drive away.

welcome to Argyle Road, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- STUDIO APARTMENT
- CHAIN FREE
- STYLISH SEPARATE KITCHEN
- 0.4 MILE TO BRIGHTON STATION
- SPACIOUS HALLWAY

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106704



Property Ref:
PRP106704 - 0002

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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