



Withdean Court, London Road, Brighton, BN1 6RP

welcome to

Withdean Court, London Road, Brighton

CHAIN FREE!! Spacious top-floor one-bedroom apartment with a sun-soaked south-facing lounge. This bright and inviting home features a separate kitchen, a private balcony, and access to well-maintained communal gardens.



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 50.0 m² (538 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

Withdean Court is a well-established development of low-rise 'Art Deco' purpose built blocks surrounded by landscaped gardens and set well back from the London Road at Preston Park.

Preston Park mainline railway station is within 0.5 miles away which would make this property ideal for a commuter. London Road with its shops, restaurants and cafes is within easy access along with Brighton city centre, Brighton seafront and Brighton mainline station via local bus transport.

The flat is also a short walk away from Preston Park itself; which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Train Stations

Preston Park Station - 0.5 miles
London Road Station - 1.5 miles
Brighton Mainline Station - 1.8 miles

Amenities

Sainsbury's (Preston Road) - 0.7 miles
Fiveways Shopping Parade - 1.1 miles
Patcham Village - 1.2 miles
Sainsbury's Local (Carden Avenue) - 1.3 miles
Preston Circus/London Road Shopping Parade - 1.4 miles
Seven Dials Shopping Parade - 1.7 miles
Pavilion Retail Park (Lewes Road) - 2.1 miles
Asda Superstore (Hollingbury) - 2.1 miles
Brighton City Centre - 3.1 miles

Main Roads

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

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- DOUBLE BEDROOM
- SOUTHERLY FACING LOUNGE
- 136 YEARS REMAINING
- SEPARATE KITCHEN
- BALCONY & COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1770.00

Ground Rent: 45.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 15 Feb 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£155,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106708



Property Ref:
PRP106708 - 0004

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