



## **Richmond Court Osmond Road, Hove BN3 1TD**

*A third floor, two double bedroom apartment in a popular purpose built block near to Seven dials shopping area. The property has the additional benefit of a garage at the rear of the building.*

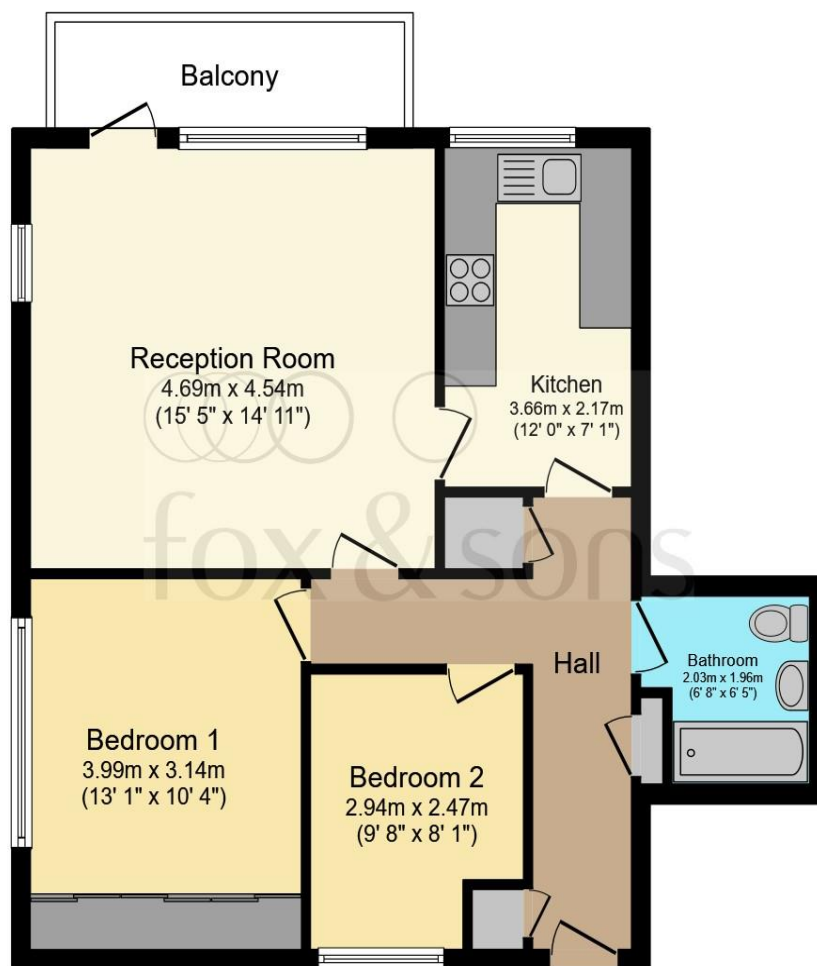


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## **Richmond Court Osmond Road, Hove**

A spacious third floor apartment in a popular purpose built apartment building close to popular seven dials. The accommodation briefly comprises of a large entrance hallway, sitting room with access to a Westerly balcony, separate kitchen, bathroom and two double bedrooms. The property has the additional benefit of a garage at the rear of the block. Seven dials area is a vibrant area of Brighton, filled with independent retailers, cafes, bars and restaurants, there are recreational facilities nearby at St Ann's well gardens and Brighton or Hove railways stations are both around 10 minutes walk away.





Total floor area 64.3 m<sup>2</sup> (692 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](http://www.focalagent.com)

## 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.

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## **Richmond Court Osmond Road, Hove**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Third floor purpose built apartment
- Large living room with a balcony
- Two double bedrooms
- Lift access

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BHF113948](https://fox-and-sons.co.uk/Property/BHF113948)



Property Ref:  
BHF113948 - 0004

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