



## Western Street, Brighton BN1 2PG

*A spacious maisonette (over 1100 feet) arranged over three floors, with a large roof terrace, situated in a good location adjacent to Brighton seafront. There are four bedrooms, a large bathroom, separate kitchen and Large open plan living room. The property is in need of general refurbishment.*

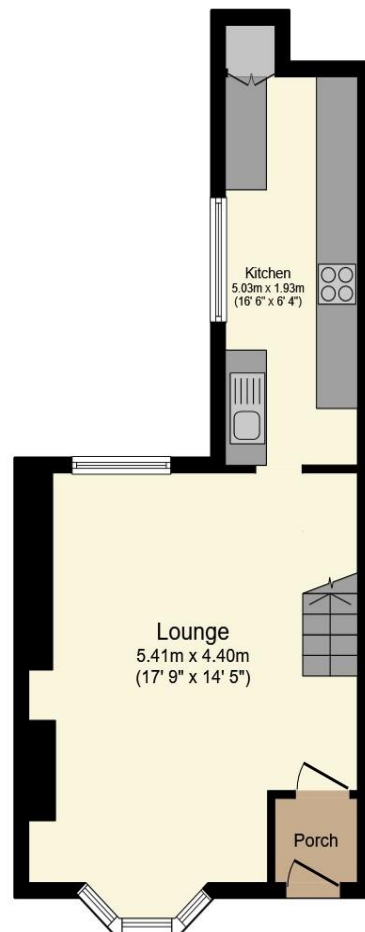


**welcome to**

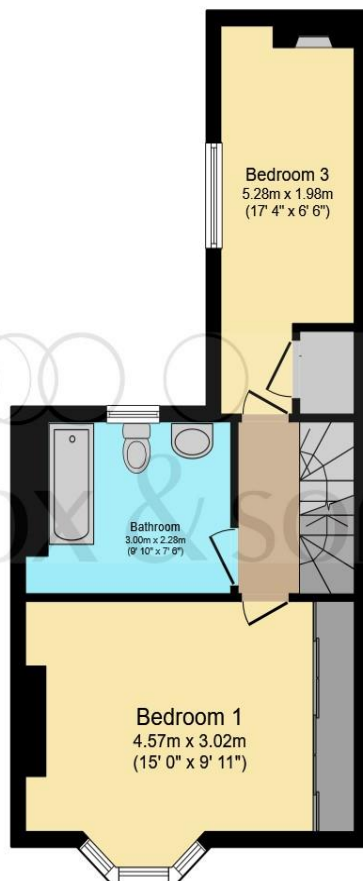
## **Western Street, Brighton**

A spacious maisonette requiring modernisation and updating, offering four bedrooms, kitchen, through living room, large bathroom and roof terrace with sea views. There are also some sea views the rooms at the front of the building. The property is situated in Western Street a popular residential road running from Western Road shopping thoroughfare to Kings Road less than 100 metres from Brighton seafront. A wide range of independent shops, bars, cafes and restaurants can be found literally on the doorstep, as well as Waitrose super market.

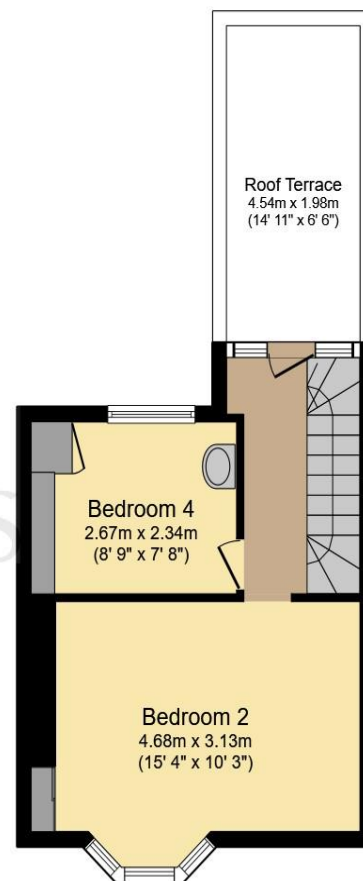




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 105.2 m<sup>2</sup> (1,132 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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## Western Street, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Very spacious maisonette located adjacent to Brighton seafront
- In need of refurbishment and redecoration
- Large open plan living room and separate kitchen
- Large roof terrace
- Four bedrooms

Tenure: Freehold EPC Rating: Awaited

guide price

**£315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF112915 - 0004

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