



Second Floor Flat Queens Road, Brighton BN1 3XA

A spacious split level apartment conveniently situated for commuters, a hundred metres or so from Brighton station. The property has two large bedrooms a large living room/kitchen area and a bathroom and additional cloakroom.

welcome to

Second Floor Flat Queens Road, Brighton

An exceptionally spacious two bedroom split level apartment in a central location, close to Brighton station. The accommodation is accessed on the ground floor through a well decorated communal entrance only shared with one other flat owner. You have your own stairway to the first and second floor with large landing area, there is a spacious open plan living room and kitchen, two double bedrooms a bathroom and an additional cloakroom. There is the added benefit of some loft storage.





Total floor area 75.7 m² (814 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

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.

welcome to

Second Floor Flat Queens Road, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious split level apartment
- Two double bedrooms
- Large living/kitchen area
- Addition cloakroom
- Loft storage

Tenure: Leasehold EPC Rating: C Council Tax Band: A

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114312



Property Ref:
BHF114312 - 0004

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