

50 St James Street
Brighton
East Sussex
BN2 1QG

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5 Devonshire Place , Brighton, BN2 1QA Auction Guide £190,000

FOR SALE BY AUCTION: Nestled in the vibrant heart of Kemp Town, this charming two bedroom lower ground floor flat on Devonshire Place offers a delightful blend of comfort and convenience. Spanning an impressive 764 square feet, the property features an inviting open plan kitchen and reception room, perfect for both relaxation and entertaining.

Lease: 96 years

Service Charge: £2250

Ground Rent: £125

EPC Rating: C

Council Tax Band: B

Residents parking zone C - charges apply see council website

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

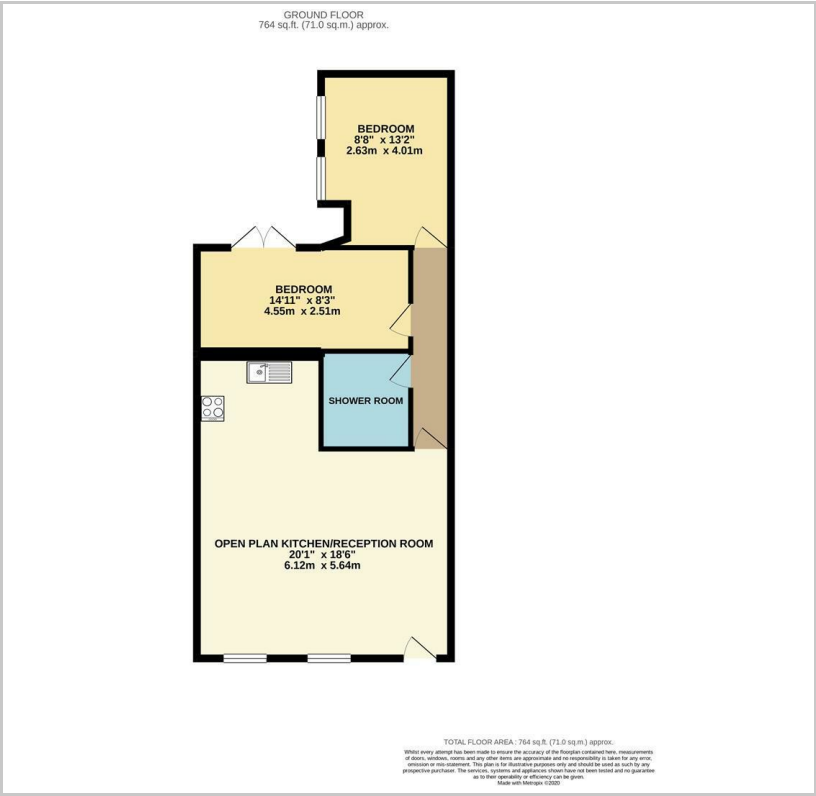
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase

- FOR SALE BY MODERN AUCTION-T&C'S APPLY
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- LOWER GROUND FLAT TWO BEDROOM FLAT
- RECEPTION ROOM
- KITCHEN
- SHOWER ROOM
- PATIO GARDEN
- OWN PRIVATE ENTRANCE
- RIGHT IN THE HEART OF KEMP TOWN



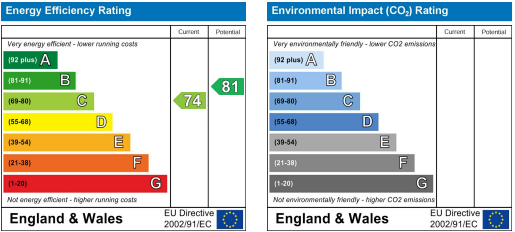
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.