



Spencer
& Leigh

67 Hawkhurst Road, Coldean, Brighton, BN1 9GF

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Guide Price £270,000 - Freehold

- Semi detached family home
- Three bedrooms
- 21' dual aspect lounge/dinning room
- Modern fitted kitchen
- Separate utility room
- Terraced rear garden
- No onward chain
- Private parking for several vehicles
- Viewing recommended
- For Sale by Online Auction

Being Offered for Sale through Online Conditional Auction

Auctioneer's Information- <https://bidx1.com/en/en-gb/auction/property/108315>

BidX1 has been appointed to work alongside the Marketing Agent in relation to this online auction sale and is referred to within these particulars as "the Auctioneer".

This property is being marketed for sale by online auction and will be sold under Conditional (Modern) Auction Terms, as specified in the legal documentation for the property (available to download via the Auctioneer's website). Prospective purchasers should carefully review the contents of the Legal Pack and obtain independent legal advice before submitting a bid.

Interested parties may place bids directly via the Auctioneer's online auction platform. Prior to participation, all prospective bidders must register to bid on the Auctioneer's website (where they will be required to complete identity and verification checks in accordance with current Anti-Money Laundering (AML) legislation).

Where appropriate, the Marketing Agent and the Auctioneer may introduce prospective purchasers to third-party providers offering services such as mortgage finance, conveyancing, surveying or insurance. A referral fee may be received where those services are utilised. Any such introduction is entirely optional, and purchasers remain free to appoint advisers and service providers of their own choosing.

Important Information for Successful Bidders

Once the auction has ended, the property is reserved exclusively for the successful bidder for an agreed period provided a non-refundable Reservation Fee is paid. The Reservation Fee applicable is 1% plus VAT, of the purchase price to a minimum charge of £3,000 plus VAT. This fee is payable in addition to the purchase price. Prospective purchasers should seek independent professional advice regarding any liability for Stamp Duty Land Tax (SDLT), together with any other costs and expenses associated with the acquisition of the proper



Hawkhurst Road boasts a convenient parade of shops nearby and a regular bus service to the city and local universities. The location is particularly popular with families. Coldean Primary school along with its library and other amenities are easily accessible.



Entrance

Entrance Hallway

Sitting/Dining Room
22'2 x 11'5

Kitchen
9' x 8'5

Utility Room
11'6 x 6'3

Stairs rising to First Floor

Bedroom
10'9 x 9'10

Bedroom
10'11 x 8'10

Bedroom
10'11 x 8'7

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway and un-restricted on-street parking

Broadband: Standard 1 Mbps, Superfast 48 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC

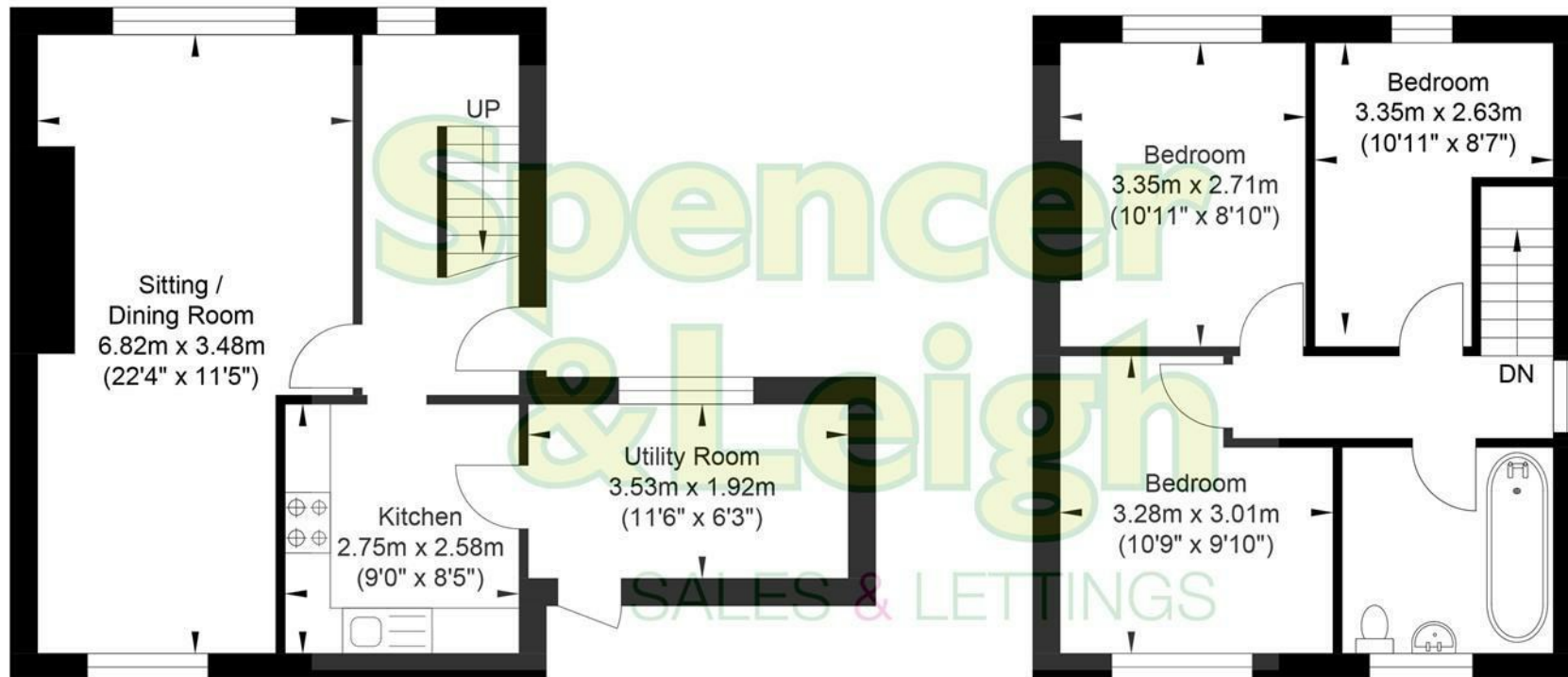
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Hawkhurst Road



Ground Floor
Approximate Floor Area
464.89 sq ft
(43.19 sq m)



First Floor
Approximate Floor Area
394.06 sq ft
(36.61 sq m)

Approximate Gross Internal Area = 79.8 sq m / 858.95 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.