50 St James Street
Brighton
East Sussex
BN2 1QG

Background User
T: 01273 915400
E:

the PropertyShop
Letting & Selling Homes



5 Devonshire Place

, Brighton, BN2 1QA

Auction Guide £170,000

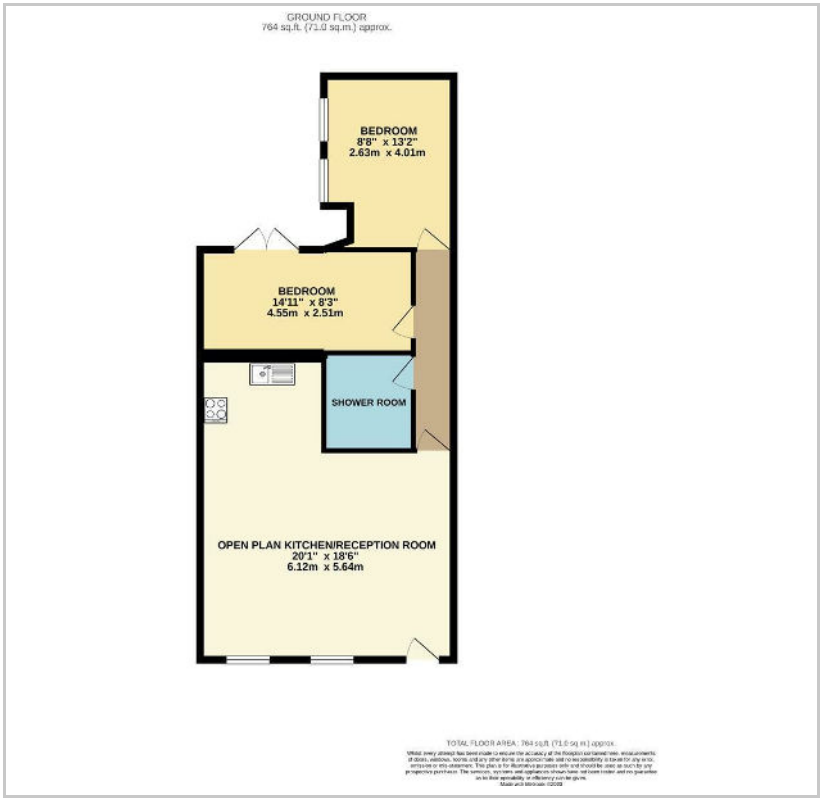
FOR SALE BY AUCTION: Nestled in the vibrant heart of Kemptown, this charming two bedroom lower ground floor flat on Devonshire Place offers a delightful blend of comfort and convenience. Spanning an impressive 764 square feet, the property features an inviting open plan kitchen and reception room, perfect for both relaxation and entertaining.
Lease: 95 years, Service Charge: £2250,Ground Rent: £125, EPC Rating: C, Council Tax Band: B
Residents parking zone C - charges apply see council website
Presently tenanted on an assured shorthold paying £1350 per calendar month.
Auctioneer Comments:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

- 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
- TENNANT IN SITU ON CURRENT CONTRACT: RENT £1350 PER CALENDAR MONTH
- RIGHT IN THE HEART OF KEMP TOWN

2 1 1 C

www.tpsb.co.uk

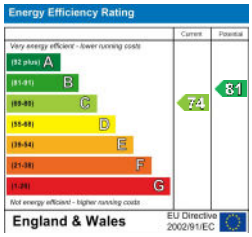
Floor Plan

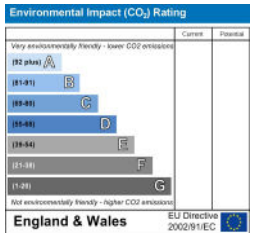


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.