

- Studio flat
- 452 SQT
- Partitioned bedroom
- Leasehold - 99 years from 1 March 2016
- Brighton, Sussex
- 1.1 miles to Brighton Railway Station
- Council tax band A
- Auction 5 April 2024



## Auction guide £110,000

### Lot 102 - Flat 2, 56a Marine Parade, Brighton, BN2 1PN

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A vacant double basement, self-contained studio apartment with a partitioned bedroom measuring 452 SQFT and located in Brighton. Leasehold, 99 years from 1 March 2016. To be sold via online bidding on Friday, 5 April 2024.

Auctioneer's comments: 'An opportunity to bid on and buy a well presented double basement studio in Brighton with a long lease and good rental yield potential'

**Auction date**

The property is to be sold by public auction on Friday, 5 April 2024, via a 2-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Description**

Double basement studio flat, partitioned bedroom, shower room

**Note:**

Evidence of dampness noted on the inspection

**Location**

Marine Parade, Brighton, Sussex, 1.1 miles to Brighton Railway Station

**Accommodation**

Double basement: studio living room, partitioned bedroom, shower room, kitchen area, storage alcove

**Outside**

Outside stairs to a small entrance courtyard

**EPC rating**

E

**Tenure**

Leasehold with vacant possession  
99 years from 1 March 2016

**Local authority and council tax band**

Brighton and Hove City Council  
Council tax band: A

**Pre-auction bids**

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

**Auction fees**

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2% plus VAT (min. fee of £2,100 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.





DOUBLE BASEMENT LEVEL

