

- Two bedrooms
- Freehold
- Semi-detached
- Woodingdean, Brighton
- Coastal view
- Approx. 936 SQFT
- Rear extension
- Auction 24 May 2024



## Auction guide £120,000

### Lot 104 - 7 Newells Close, Woodingdean, Brighton, East Sussex, BN2 6QD

A two-bedroom freehold non-standard construction semi-detached house in the Woodingdean area of Brighton. (Title number: ESX273658)

**FOR SALE BY AUCTION:** To be sold by public auction on the attorney's instruction. A two-bedroom freehold non-standard construction semi-detached house in the Woodingdean area of Brighton. To be sold via online bidding on Friday, 24 May 2024.

Auctioneer's comments: 'A real opportunity to bid on and buy a house in Brighton that could yield well over 10% annually if tenanted after successfully buying the Lot at auction. These seldom come up and it is not to be missed.'

**Auction date**

The property is to be sold by public auction on Friday 24 May 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**

Non-standard construction, freehold, two bedrooms, extension, views of the coast

**Location**

Woodingdean, Brighton, East Sussex, 3.9 miles to Brighton railway station

**Accommodation**

Ground floor: WC, kitchen, dining area, living room

First floor: two bedrooms, bathroom

**Outside**

Front garden and steps, rear garden, patio, decking and outbuilding.

**EPC rating**

To be confirmed

**Tenure**

Freehold

**Note on occupancy**

Tenanted at the time of inspection. The attorney informs us that the tenant pays £1,000 PCM and is due to vacate the property at the end of May 2024.

**Note on construction type**

The property is a prefabricated, non-standard concrete construction.

**Local authority and council tax band**

Brighton and Hove City Council

Council tax band: C

**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**

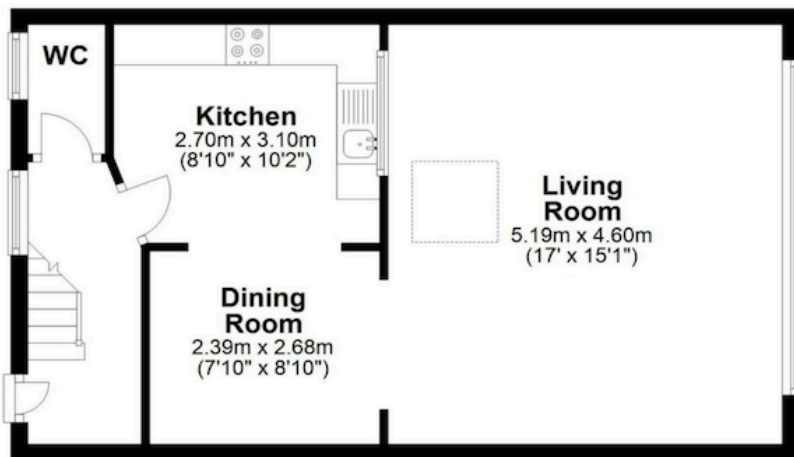
In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2% plus VAT (min. fee of £2,100 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements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



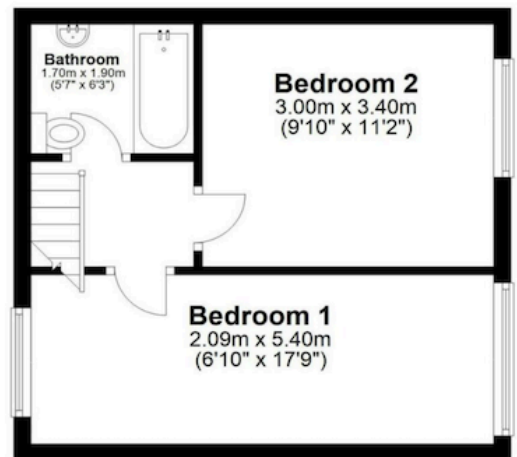




**Ground floor**



**First floor**



**Lot 104 - 7 Newells Close, Woodingdean, Brighton, BN2 6QD**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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