



**Modern
Auction**

**£630,000
Freehold**

3x  1x  1x 

**Downland Road,
Woodingdean, Brighton,
East Sussex, BN2**

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Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge: 19'2 x 17'5 (5.85m x 5.31m)

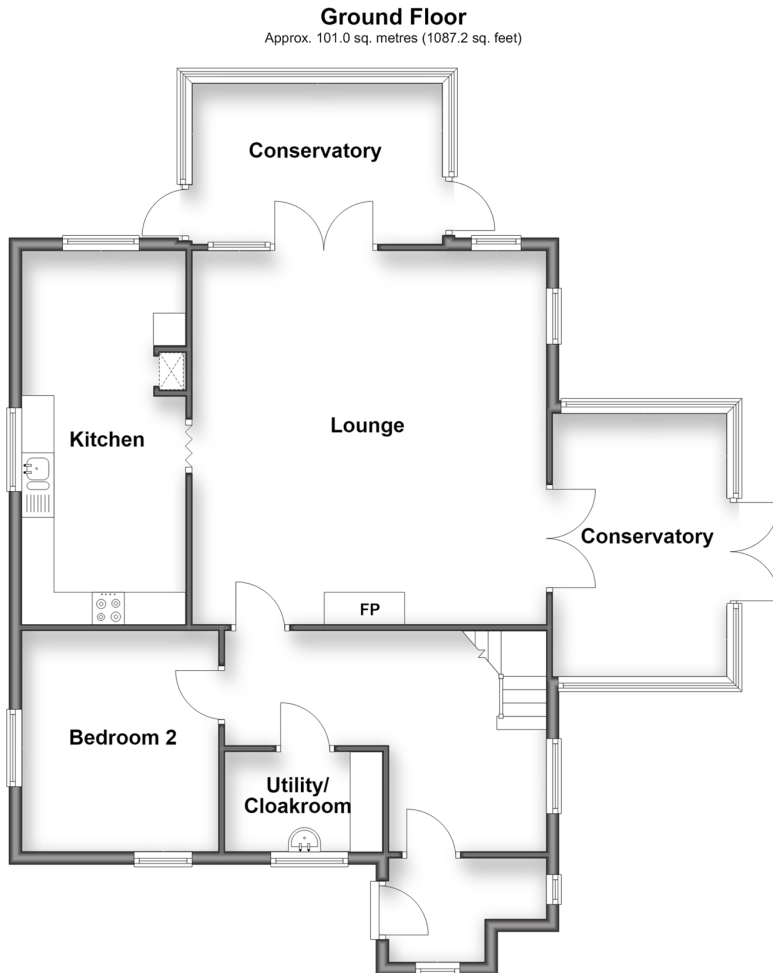
Kitchen: 19'1 x 8'8 (5.82m x 2.64m)

Bedroom 2: 10'10 x 9'10 (3.30m x 3.00m)

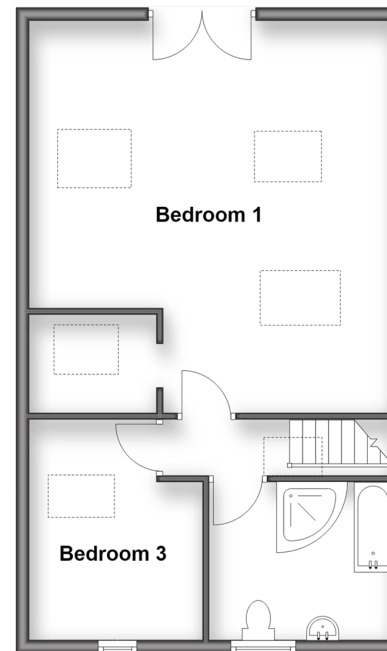
Utility/Cloakroom : 8'2 x 5'0 (2.49m x 1.53m)

Side Conservatory : 14'6 x 7'2 (4.42m x 2.19m)

Rear Conservatory : 14'1 x 8'8 (4.30m x 2.64m)



First Floor
Approx. 54.2 sq. metres (583.5 sq. feet)



FIRST FLOOR

Landing

Bedroom 1: 19'5 x 17'11 (5.92m x 5.46m)

Bedroom 3: 11'3 x 8'6 (3.43m x 2.59m)

4-Piece Bathroom

OUTSIDE

Wrap Around Gardens

Front and Rear Access Driveway

Double Garage

Timber Framed Side Garage : 26'7 x 7'6 (8.11m x 2.29m)

Brick/Timber Framed Garage : 17'0 x 15'0 (5.19m x 4.58m)

Workshop: 14'9 x 9'6 (4.50m x 2.90m)



Main features

- Unique family home on large plot (0.36188 acres) with front and rear access driveways
- Large lounge with log burner, kitchen/diner
- Wrap round mature gardens, 3 garages
- 2 x conservatories, countryside, and distant sea views, chain free
- For sale by Modern Auction - T&Cs apply.
- Subject to an undisclosed Reserve Price.
- Buyer's fees apply.



Nearest Schools

Primary Schools: Woodingdean Primary 0.9 miles.
Coombe Road Primary 1.4 miles, St Mark's CofE Primary 1.5 miles

Secondary Schools: Downs View Special School 0.9 miles.



Transport Information

Train Stations: Moulsecoomb 2.2 miles, London Road 2.6 miles, Brighton 2.6 miles



Address

Downland Road, Woodingdean, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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■ If buying or rent, please check if Local Authority licensing schemes apply before proceeding



32506172/20260718/DS/JON

Property 32506172: Downland Road, Woodingdean

Auctioneer's Comments

This property is for sale by the Modern Method of Auction, which requires the buyer and seller to complete within 56 days of draft contracts being issued (the "Reservation Period"). The name and contact information of those with an interest in the property will be shared with the auction provider (iamsold Ltd).

A Buyer Information Pack is provided which you must view before bidding. There is no cost to view this pack. The winning bidder will pay £349.00 including VAT for this pack. It is important to inspect and consider the property carefully. We also recommend seeking independent legal advice.

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding as we are unable to confirm that a property is suitable for mortgage purposes.

Buyers will be required to go through an identification verification process with the Estate Agent and iamsold Limited. You will also be required to provide proof of how the purchase will be funded.

The buyer will sign a Reservation Agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. Where Stamp Duty applies, the Reservation Fee will be included in any Stamp Duty Land Tax calculations.

The Starting Bid price and undisclosed Reserve Price are both subject to change and the seller can instruct iamsold to agree a sale prior to the bidding process or closing date. No further bids can be accepted after the buyer has paid a Reservation Fee.

Referral Arrangements

Services may be recommended by the Agent or Auctioneer who will receive a referral fee from the service provider if the service is taken. This will be confirmed to you in writing before referral fees are recorded. All services recommendations are optional.

TO VIEW OR MAKE A BID – Contact *Cubitt & West*
Or visit: <https://cubittandwest.iamsold.co.uk>