



Auction Guide £390,000+
Court Cottage, Valley Road,
Longfield, DA3 8NA



- For Sale By Online Auction
- 3 Bedroom Bungalow In Need of Refurbishment
- 2 Reception Rooms
- Desirable Rural Location
- Auction Date Wednesday 12th November
- Potential for Extension Subject to Planning
- 0.44 of an Acre
- 3 Miles From Longfield Train Station



Court Cottage Valley Road, Longfield, , DA3 8NA



FOR SALE BY AUCTION

Auction Guide* £390,000 + Fees**

TENURE:

Freehold

VAT

This property is not elected for VAT

BIDDING

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The Auction will take place online via our website www.auctions.sealeys.co.uk on Wednesday 12th November from 12pm, BIDDING WILL CLOSE AT 1pm.

In order for you to bid, you will be required to register your card for an 'auction entrance fee', this is made up of an 'administration fee'*** and a 'buyers security fee'. This will only be charged to the successful buyer. Please see the Buyers Guide and the Common Auction Conditions for more information. If you have any further questions please contact the agent, or seek legal advice.

The required 'auction entrance fee' for this LOT is - £5,000

LOCATION:

Located on the outskirts of Fawkham Village, Court Cottage's rural position is ideal for those wanting easy access to major road networks, but the peace and quiet afforded here. Enjoy far-reaching countryside views whilst being just 3 miles from Longfield Station and within easy reach of major motorway links. Fawkham is a semi-rural yet extremely well-connected village. Bluewater shopping centre is only 7 miles to the north providing shops, restaurants and a cinema. There are also several golf courses within the vicinity and Brands Hatch Motor Circuit is less than 2 miles away for some great days out.



DESCRIPTION:

Offering immediate vacant possession, this 3-bedroom bungalow requires TLC and would ideally suit someone looking for a property to do up and call home. This property benefits from double glazed windows throughout, and comprises of two spacious reception rooms, three bedrooms, shower room, w.c., and kitchen. This bungalow benefits from space both inside and out with a large garden wrapped around the entire property.

FRONTAGE:

A generous drive leading to the property sets the home back from the road and offers plenty of parking for numerous vehicles. Surrounded by mature shrubs and trees. Steps leading up to the front door.

HALLWAY:

Front door leading in to property. Carpeted floors. Access to bedrooms and living space. Access to loft.

RECEPTION ROOM 1:

A comfortable space benefitting double aspect double glazed windows. Carpeted floors. Boarded fireplace in corner of room. Two radiators.

RECEPTION ROOM 2:

Double glazed window to the side. Cupboard housing oil fired boiler. Carpeted floors. Access to...

KITCHEN:

A large kitchen perfect for cooking and entertaining. UPVC door leading to driveway and garden. An array of floor and wall cupboards with matching worktop and upstand. Localised tiling. Stainless steel sink with drainer, extractor fan. Space for washing machine, oven and fridge freezer. Double glazed windows facing the rear of the property. Wood effect vinyl flooring. Door leading to:

LOBBY:

Carpeted floors, small double glazed window to the rear of the property. Leading to:

W.C.:

Low level w.c. double glazed window to the side.

SHOWER ROOM:

A white suite comprising low level w.c., vanity wash basin, and shower cubicle. Localised tiling to the walls.

BEDROOM 1:

A double room comprising double aspect double glazed windows to the side and the rear of the property. Fitted wardrobes on one side of the room. Radiator and carpeted floors.

BEDROOM 2:

Double glazed window to the front. Radiator, carpeted floors.

BEDROOM 3:

Radiator. Carpeted floors. Double glazed window to the side.

GARDEN:

A large plot laid to lawn with various sheds perfect for storage. To the side of the property is a spacious patio with a small pond, and flower beds. Mature shrubs, trees and hedges line the borders of the property for extra privacy.

PARKING:

A large driveway leading up to the property with space for numerous cars.

SERVICES:

Oil Central Heating, Mains Electricity, Water and Drainage.

LOCAL AUTHORITY:

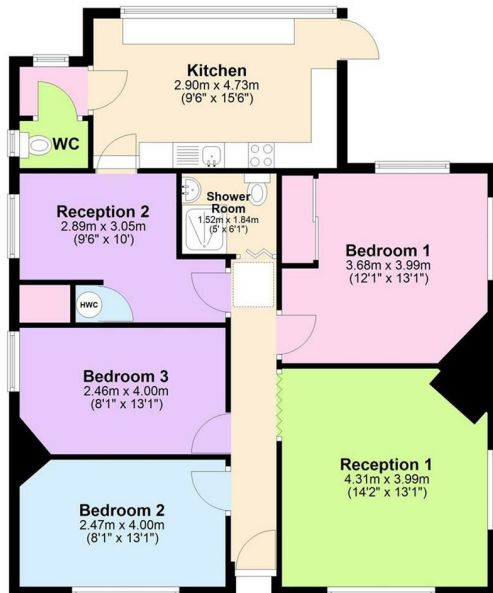
Sevenoaks Borough Council:
Council Tax Band C - £2,150.61 2025/2026

ADDITIONAL INFORMATION

Our buyers terms and conditions are available on our website, along with the legal pack. We strongly recommend you read over all of the information available and seek legal advice before you place a bid. All bidders are subject to Anti Money Laundering regulations and we as agents are required to carry out checks on you before you can bid. To ensure you don't miss out on the auction, please, register early to allow us time to carry out these checks. We can not be held liable for anyone missing the auction due to their checks not being completed in time.



Ground Floor



GUIDE PRICE*

Where a guide price (or range of prices) is published, that guide is the sellers minimum expectation at the date of publication. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please register your interest or keep an eye on our website for any amendments to this.

FEES**

In addition to the bid price, you may be responsible for administration fees, other non-optional fees, and potentially the repayment of search and other costs. All lots are subject to the Common Auction Conditions and applicable Special Conditions of Sale.

Before bidding, carefully review all available legal documentation to understand your potential liabilities. This includes potential costs such as Stamp Duty, Land Registry fees, and VAT, which may be applicable upon completion.

If you have any doubts, please consult with your own professional advisors.

ADMINISTRATION FEE SCHEDULE***

The successful buyer is subject to an administration fee at the same time as the bidder security fee (auction entrance fee) for each LOT purchased. The administration fee is applied to the sale price in the following scaled increments and includes VAT;

Up to £99,999 =£1,080

£100,000 - £249,999 =£2,160

£250,000 - £499,999 =£3,600

£500,000 Plus =£5,400

Please see the 'General Conditions Of Sale' for detailed explanation of the terms.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.