



- In need of repair and modernisation
- Freehold
- Detached house
- Vacant
- Front and rear garden
- 1,829 SQFT
- Three bedrooms
- Selsey, West Sussex
- Large plot
- Auction Friday 24 November 2023



**Auction Guide £250,000**

**WHITLOCKS**  
ESTATE AGENTS

**Lot 90, 41 East Street, Selsey, Chichester, PO20 0BN**

**FOR SALE BY AUCTION:** To be sold by public auction on the owner's instruction. A three-bedroom freehold detached house in need of repair and modernisation. Ideal for investors and developers. To be sold via online bidding on Friday, 24 November 2023.

**Auctioneer's comments:** 'A property like this does not come up for sale often in Selsey and presents an opportunity to investors and developers.'

**18736635**

**Auction date**

The property is to be sold by public auction on Friday 24 November 2023 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**

Detached, freehold, in need of repair and modernisation, three bedrooms

**A note on the repairs**

Damp throughout

**Outside**

Front garden and large rear garden

**Location**

Selsey, West Sussex

**Accommodation**

Ground floor: two receptions, kitchen, utility room, shower room

First floor: three bedrooms, bathroom

**EPC rating**

D

**Tenure**

Freehold with vacant possession

**Local authority and council tax band**

West Sussex County Council & Chichester District Council

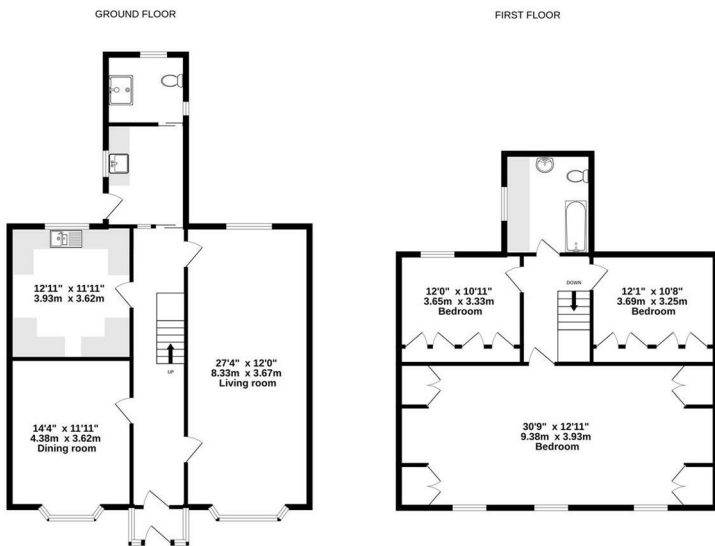
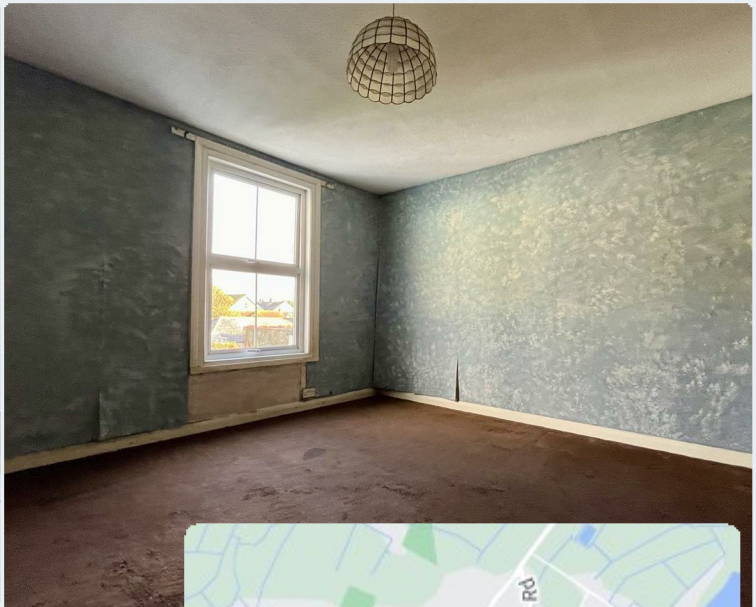
Council tax band: C

**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 1.75% plus VAT (min. fee of £1,750 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.



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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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