



Langridge Langridge Lane Haywards Heath RH16 3LG

for sale guide price
£900,000



Property Description

Tucked away at the very end of a private lane, this detached four bedroom home is a peaceful oasis set within a generous plot circa 0.4 acres and is centrally positioned within wrap around gardens and with gated access, parking and detached single garage. Offered to the market for the first time in over 90 years this family home is already a substantial size of over 2000 sq ft, however gives plenty of scope for potential extensions and improvements (stnc)

Internally the accommodation is arranged over two floors. The ground floor includes two separate reception rooms with wood flooring, a dining area with patio doors giving garden access and kitchen with utility room and large walk in pantry.

The second floor is comprised of four generous double bedrooms with plenty of space for storage and some already including built in storage. There is also a family bathroom and all rooms have lovely views of the outside space.

Externally the mature garden offers a good degree of privacy, and is well maintained by a regular landscaper with an array of mature planting, water feature, outside stores and vegetable patch. There is also convenient private parking for at least two vehicles and detached garage as you approach the grounds.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to 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 £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Auctioneer Comments

This property is for sale by Traditional Auction. The buyer and seller must Complete within 56 days. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Please note: The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or Director of the seller, or was in the last 12 months an employee or Director, or is a close relative of such a person or an agent on their behalf.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Outbuildings
Garage

Garden House

Ground Floor

Porch

Reception Room

22' 4" max x 13' 3" max
(6.81m max x 4.04m max)

Dining Room

12' 4" max x 10' 6" max
(3.76m max x 3.20m max)

Sitting/Dining Room

23' 10" max x 10' 10" max
(7.26m max x 3.30m max)

Kitchen

11' 6" max x 9' 2" max
(3.51m max x 2.79m max)

Utility Room

10' 11" max x 10' 5" max
(3.33m max x 3.17m max)

Green House

Pantry

W.C.

Store

First Floor

Bedroom 1

22' 2" max x 12' 5" max
(6.76m max x 3.78m max)

Bedroom 2

13' 3" max x 11' 2" max
(4.04m max x 3.40m max)

Bedroom 3

11' 1" max x 10' 8" max
(3.38m max x 3.25m max)

Bedroom 4

13' 3" max x 7' 8" max
(4.04m max x 2.34m max)

W.C

Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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135 South Road
 HAYWARDS HEATH RH16 4LY

EPC Rating: F Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HAY405476



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HAY405476 - 0002