



**Slonk Hill Road, Shoreham-by-Sea BN43 6HX**

Not for marketing purposes INTERNAL USE ONLY



*welcome to ....*

**Slonk Hill Road, Shoreham-By-Sea**



A wonderful detached two-bedroom bungalow with a beautiful conservatory overlooking Shoreham towards the Sea. The property comes with off road parking for more than one vehicle as well as a private garage. Entrance hall leading to kitchen/breakfast room with an additional utility room/storage room. A wonderful split-level garden with stunning views, summer house, decking for a rewinding drink and a shed. The property also has two double bedrooms and a family bathroom with bath and shower. GCH and double glazed. Call now to book your viewing Tel: 01273 461761

### 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.



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## Slonk Hill Road, Shoreham-By-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- Stunning Views

Tenure: Freehold EPC Rating: Awaited

guide price

**£495,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHM105353 - 0005

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