



**Modern
Auction**

£650,000

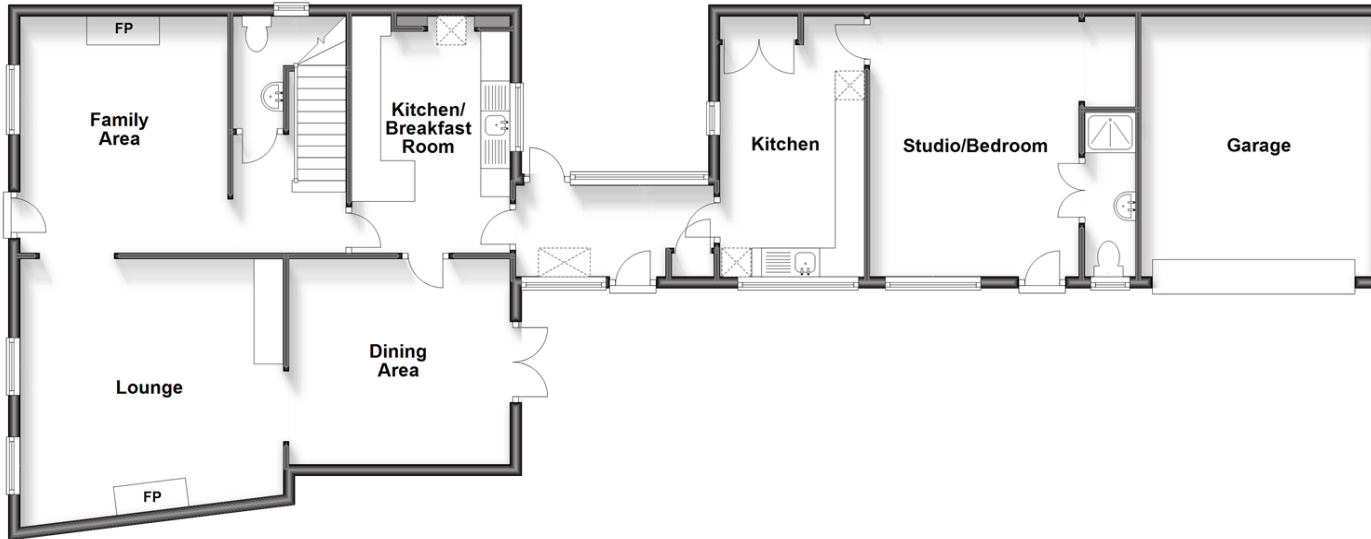
Freehold

5x  3x  3x 

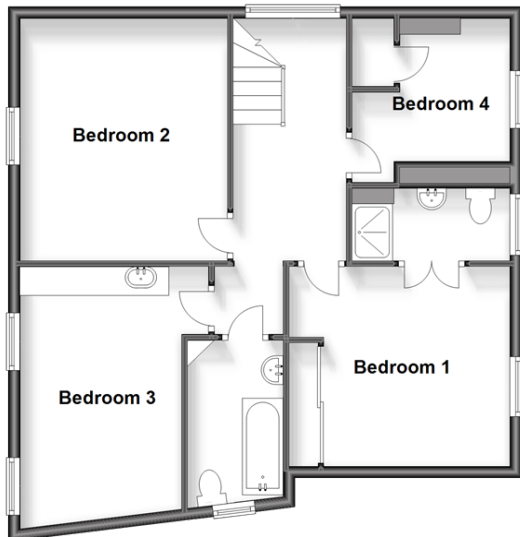
**Lower Street,
Fittleworth, West
Sussex, RH20**

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Ground Floor
Approx. 126.0 sq. metres (1356.5 sq. feet)



First Floor
Approx. 69.6 sq. metres (749.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/Breakfast Room: 12'9 x 9'0 (3.89m x 2.75m)

Family Area: 13'6 x 11'9 (4.12m x 3.58m)

Lounge: 15'2 x 14'10 (4.63m x 4.52m)

Dining Area: 12'7 x 11'8 (3.84m x 3.56m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'7 into fitted wardrobes x 11'8 (3.84m x 3.56m)

En-Suite Shower Room

Bedroom 2: 13'7 x 11'10 (4.14m x 3.61m)

Bedroom 3: 15'0 x 9'5 (4.58m x 2.87m)

Bedroom 4: 9'0 into fitted wardrobes x 9'0 (2.75m x 2.75m)

Family Bathroom

ANNEX

Kitchen: 14'4 x 8'2 (4.37m x 2.49m)

Studio/Bedroom: 14'2 x 11'10 (4.32m x 3.61m)

Shower Room

OUTSIDE

Parking

Driveway

Garage: 15'0 x 13'1 (4.58m x 3.99m)

Enclosed Courtyard

Additional Side Courtyard

Rear Garden



Main features

- A beautiful and spacious family home with a wonderful rear garden with a natural spring
- For sale by Modern Method of Auction, T&Cs apply
- Subject to an undisclosed reserve price
- Buyers fees apply
- Annex with its own private entrance, ideal for growing teenagers, or for an elderly parent
- Annex has a long history of rental

Nearest Schools

Primary School: Fittleworth C of E Village School

Secondary School: The Weald School 6.1 miles

Transport Information

Train Stations: Pulborough 2.0 miles, Amberley 4.4 miles

Address

Lower Street, Fittleworth, West Sussex, RH20

Directions

For directions to this property please contact us.



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- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



21405867/20231211/CT/JD

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you arrange to view, make an offer, or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The winning bidder will make payment of £300.00 including VAT towards the preparation cost of the Buyers Information Pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

Referral Arrangements

Cubitt & West and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Cubitt & West may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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