



Connells

LONG MEADOW Station Road
Sharpthorne East Grinstead

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for sale guide price
£375,000



Property Description

Connells are delighted to offer to the market this detached bungalow set within the popular village of Sharpthorne. On entering the property, you are immediately met by an entrance porch that leads directly into the property's hallway where there are stairs to the first floor. Located at the front of the property is a spacious lounge with feature bay window. Located at the rear of the property is the kitchen/diner that benefits from work top and storage space. There is also a range of appliances including an integrated oven and hob. There is also space for a dishwasher and fridge freezer. From this room there is direct access outside to the patio area and access leading down to the basement/utility room which has the benefit of direct access leading out to the rear garden. Further accommodation on the ground floor comprises of three very well proportioned bedrooms all with fitted wardrobes and unit. There is also a family bathroom with both bath and shower facilities. On the first floor there are two further rooms in the loft space that the current owners are using as bedrooms.

Parking is provided to the front of the property via driveway leading to a single garage with an electric door. The rear garden is north east facing and is generous in size. It is predominantly laid to lawn with a wide range of mature shrubs and plants, established apple, pear and plum trees, and a large raised seating area that provides plenty of storage beneath.

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.

Entrance Porch

Entrance Hall

Lounge

17' 7" x 12' (5.36m x 3.66m)

Kitchen

12' 7" x 10' 2" (3.84m x 3.10m)

Inner Lobby

Basement / Utility Room

14' 2" x 12' 2" (4.32m x 3.71m)

Bathroom

First Floor Landing

Bedroom 1

5' 5" x 8' 2" (1.65m x 2.49m)

Bedroom 2

8' 8" x 8' 2" (2.64m x 2.49m)

Bedroom 3

12' 7" x 8' 2" (3.84m x 2.49m)

Loft Room 1

8' 10" x 15' 6" (2.69m x 4.72m)

Loft Room 2

9' 5" x 15' 4" (2.87m x 4.67m)

Rear Garden

Garage

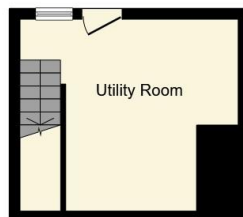
Parking

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



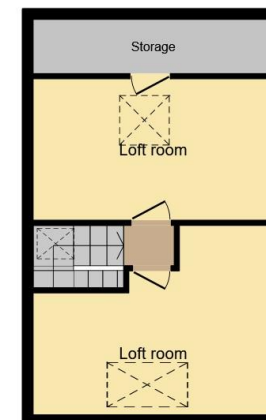




Lower Ground Floor



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: F Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405212



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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