

Indicative maximum loan on this lot

£71,250

Up to **75% gross LTV** · Guide price £95,000**Flat 2 Bermon Court, 9 Downview Road, Worthing, West Sussex, BN11 4QN**

Residential · Flat · 1 bed

Buying below market value? We may be able to lend up to 90% of the purchase price, capped at 75% of market value.

Looking to bid? Reach out to your broker or use the QR code below.

Lending is calculated on the market value of the property, which is assessed by a RICS valuation, to a maximum of 75%. The figure above applies that to the guide price, which is not a valuation. Where an AVM is used, the 90% of purchase price option is not available.

AVAILABLE ON THIS LOT
 AVM may be available

An Automated Valuation Model may be accepted in place of a physical valuation on this property, cutting both cost and time to completion.

 Dual legal representation

One firm can act for both you and LendInvest through our selected panel, reducing legal cost and shortening the completion timetable.

OTHER LENDINVEST PRODUCTS**Bridge-to-Let**

Refinance from your LendInvest bridge onto a LendInvest buy-to-let mortgage and we contribute towards the cost of getting there.

£500 towards legals + £500 towards valuation = £1,000 of incentives

Refurbishment Finance

Planning works after completion? A standalone works facility is available on some projects where the gross development value supports it, funded alongside the purchase.

Subject to GDV and scheme review

GET PRE-QUALIFIED BEFORE YOU BID

01

Get in touch quoting this lot, we already hold the information

02

We pre-qualify you as a borrower, so you can bid with confidence

03

Win the lot and we move straight to valuation and legals.

E Enquiries@lendinvest.com

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W [lendinvest.com](https://www.lendinvest.com)

Enquire

Indicative only. This page is a lending indication prepared by LendInvest from the auctioneer's published particulars for this lot. It is not an offer of finance, a valuation, or advice, and creates no obligation to lend. Lending is subject to underwriting, valuation, legal due diligence and credit approval, and to LendInvest's criteria and product terms at the time of application. The loan figure shown is calculated on the auctioneer's guide price; actual lending is based on the market valuation and the price paid, so it will change if the lot sells above or below its guide. Guide prices are not valuations and the reserve may exceed the guide.

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Borrowing through LendInvest and its affiliates involves entering into a mortgage contract secured against property. Your property may be repossessed if you do not repay your mortgage in full.