

- Detached freehold house in need of modernisation
- Two bedrooms, three receptions
- Approximate internal extent of 1,108 SQFT
- Wrap-around garden, garage and sheds
- Grade II-Listed Building (Listing entry number: 1027039)
- Horsham, West Sussex (51.070656 -0.359519)
- EPC D (Cert. no.: 2170-2246-7060-0202-6691)
- Auction Friday 24 July 2026



*Register to bid*

## Auction guide £450,000

### Lot 136 - Cherry Tree Cottage Wickhurst Lane Broadbridge Heath Horsham RH12 3LU

*AA two-bedroom, detached, Grade II-listed, freehold house in need of modernisation, with an approximate internal extent of 1,108 sq ft. Ideal for investors and developers. (Title number: WSX259803)*

**FOR SALE BY AUCTION:** To be sold by public auction on the instructions of the executors. A two-bedroom, three-reception, Grade II listed, detached freehold house that is in need of modernisation, with an approximate internal extent of 1,108 SQFT. It has a wrap-around garden with a garage and sheds. The accommodation comprises, on the ground floor, three receptions, including a separate dining room, a large living room with a character period fireplace, and a third area with double doors to the garden; on the first floor, two bedrooms and a bathroom. Ideal for investors and developers. To be sold via online bidding on Friday, 24 July 2026.

**Auctioneer's comments:** 'A unique opportunity to buy a special property in Horsham with potential for modernisation and development.'

**Auction date**

The property is to be sold by public auction on Friday, 24 July 2026, via a 2-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Description**

Detached, freehold, 1,108 SQFT, in need of modernisation, Grade II-listed, two bedrooms, three receptions, wrap-around garden, garage, sheds.

**Location**

Horsham, West Sussex, 2.1 miles to Horsham railway station

Latitude: 51.070656

Longitude: -0.359519

**Accommodation**

Ground floor: three receptions, kitchen

First floor: two bedrooms, bathroom

**Outside**

Wrap-around garden, garage, sheds

**EPC rating**

D

Cert. no.: 2170-2246-7060-0202-6691

**Tenure**

Freehold with vacant possession

Title number: WSX259803

**Listing**

Grade II-Listed Building

Listing entry number: 1027039

**Local authority and council tax band**

West Sussex County Council

Horsham District Council

Council tax band: E

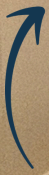
**Pre-auction bids**

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

**Auction fees**

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.





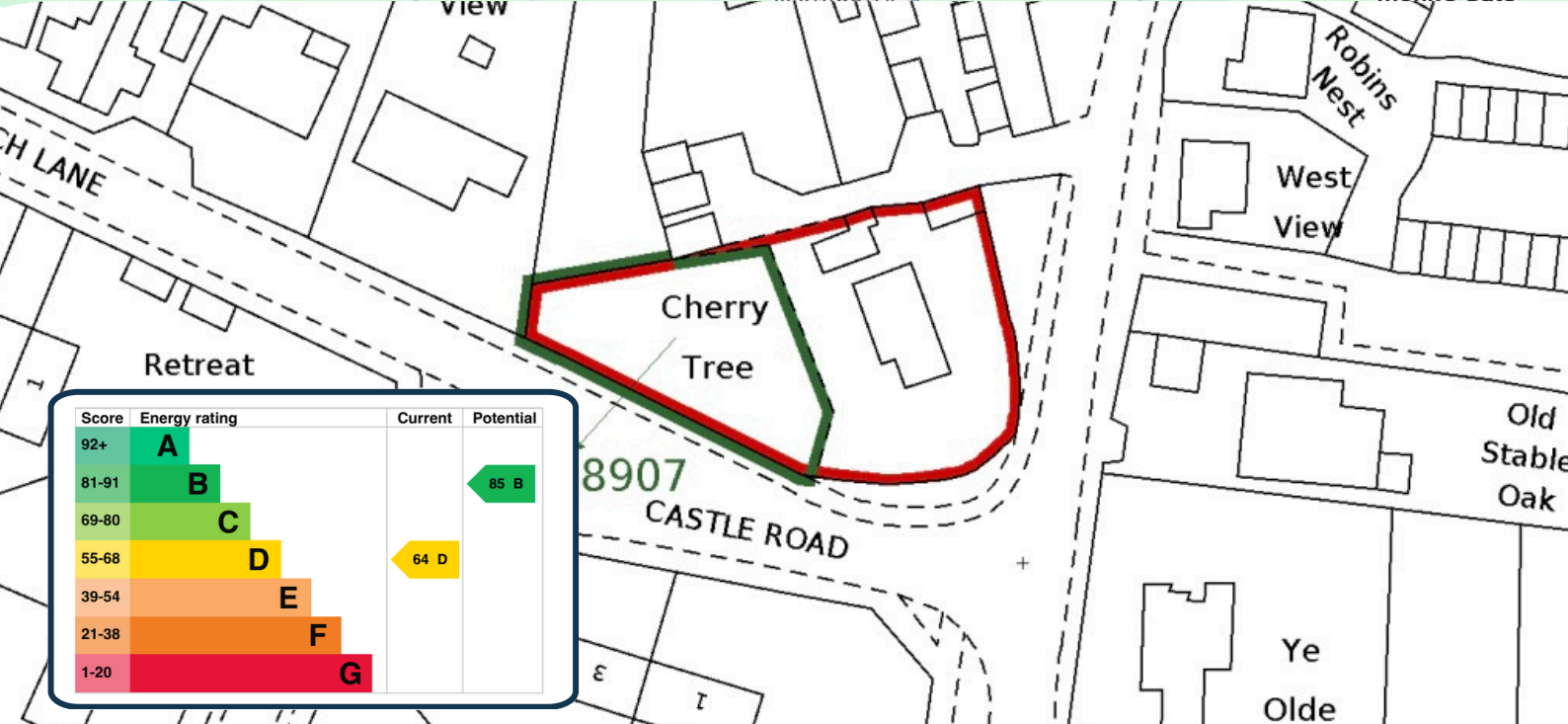
*Book to View*





*Back to View*





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		