



**Bracken, Hampers Lane, Storrington - RH20 3HZ**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000

# Bracken, Hampers Lane, Storrington

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000
- Coming to the market for the first time since being built
- Three bedroom detached bungalow in excess of 1500 sq ft
- In dense vegetation plot of approximately 2.5 acres, there are TPO's to some of the trees
- Immediate exchange of contracts available
- Original kitchen, bathroom and cloakroom
- Would benefit from modernisation
- Integral single garage with electric door and ample driveway parking
- Loft room with additional eaves storage
- NO CHAIN

**This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.**

Offered for sale via Secure Sale online bidding (terms and conditions apply, starting bid £550,000), this substantial three bedroom detached bungalow presents a rare opportunity to acquire a property coming to the market for the first time since its construction. The home offers spacious accommodation in excess of 1,500 sq ft, including an original kitchen, bathroom and cloakroom, all of which would benefit from modernisation to suit contemporary tastes. The property features a generous integral single garage with electric door, as well as ample driveway parking for multiple vehicles. A sizeable loft room provides additional flexibility, complemented by useful eaves storage. The immediate exchange of contracts is available, ensuring a swift and secure purchase process. Offered with no onward chain, this unique bungalow is ideally suited to buyers seeking a project in a private setting, with the scope to create a bespoke family home. The property is situated on a densely vegetated plot of approximately 2.5 acres, with some trees subject to Tree Preservation Orders (TPOs). This is an exceptional chance to secure a rarely available home in a tranquil location, with considerable potential for enhancement and personalisation.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

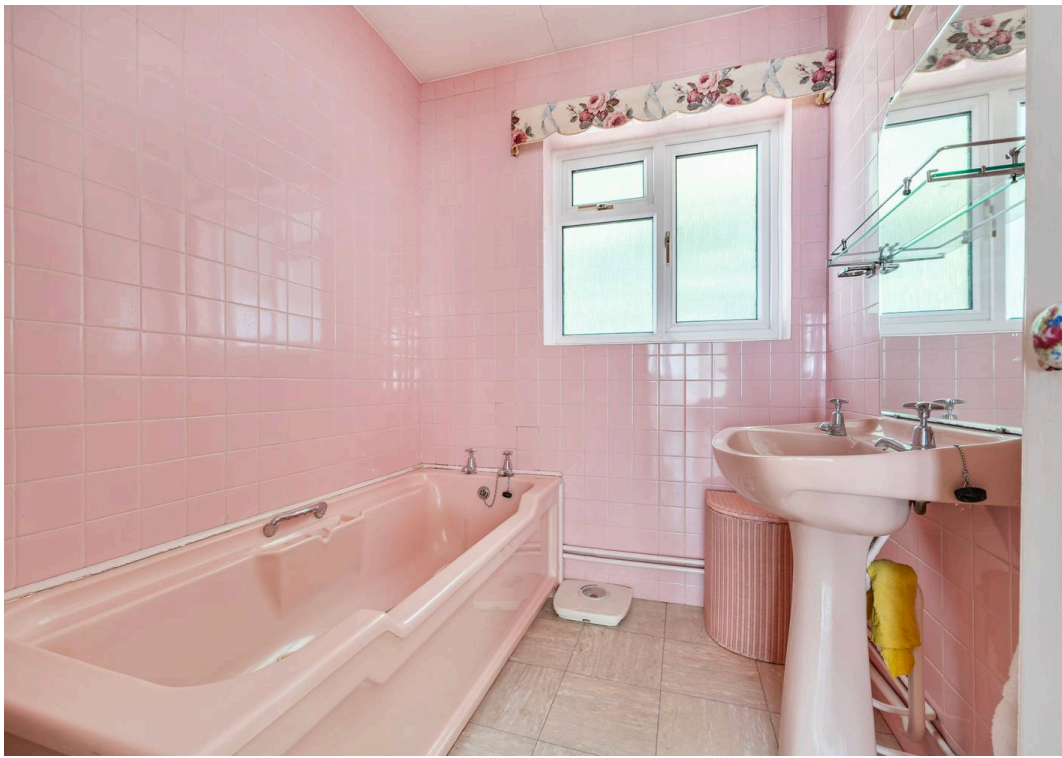
EPC - D

Council Tax - F











Approximate Area = 1346 sq ft / 125 sq m

Garage = 186 sq ft / 17.2 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1580 sq ft / 146.6 sq m

For identification only - Not to scale





## Henry Adams - Storrington

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.