



Brighton Road, Burgh Heath

The **PERSONAL** Agent

# Offers In Excess Of £775,000 Freehold

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Five double bedrooms
- Ample amount of off street parking
- Modern kitchen breakfast room
- Spacious entrance hallway
- Generous sitting room with doors leading to the private garden
- Utility room with external direct access
- Generous corner plot of some 0.38 of an acre with two entrances
- Excellent potential for further development (STPP)

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £800,000.

The Personal Agent are delighted to present to the market this substantial detached five bedroom chalet bungalow, offered with no onward chain. Set within a generous plot of some 0.38 of an acre, the property provides spacious and highly versatile accommodation throughout. This well presented chalet bungalow offers highly flexible living accommodation, featuring three double bedrooms on the ground floor and two further double bedrooms on the first floor. Two of the bedrooms benefit from modern en suite bathrooms, while a separate family bathroom is conveniently located on the ground floor, making the layout ideal for both families and multi generational living. The property is ideally situated between Banstead Village, Tattenham Corner and Kingswood, all of which offer a range of well regarded local shops, restaurants and mainline railway stations. The ground floor accommodation comprises a spacious reception hall, leading to a well appointed kitchen/breakfast room at the rear, as well as a bright and airy triple aspect living room. Both rooms enjoy direct access to the private rear garden. In addition, there is a separate utility room with its own external access.

Externally, the property sits on a generous corner plot of some 0.38 of an acre benefiting from two entrances with level grounds to both the front and rear, with the garden being predominantly laid to lawn and fully enclosed for privacy. The property is approached via a gated private driveway providing generous off street parking, along with access to a spacious garage and a detached coach house. Set back from the A217 on a quiet residential slip road, the property is ideally located within walking distance of Banstead High Street, which offers a range of shops including a Waitrose supermarket and M&S Simply Food.

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walking distance of Banstead High Street, which offers a range of shops including a Waitrose supermarket and M&S Simply Food. The village also boasts a number of well-regarded cafés and restaurants. The open spaces of Banstead Downs are nearby, providing excellent walking and cycling routes, while Oaks Park and Epsom Downs are also easily accessible. The A217 offers a direct route into London and connects to the M25 at Reigate Hill (Junction 8). Banstead railway station is approximately 0.6 miles away, providing regular rail services. Overall, the property enjoys a highly convenient location, perfectly positioned for access to the area's many cultural, leisure and sporting facilities.  
Tenure- Freehold Council Tax Band- G

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 AVL 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 of up to 6% inc VAT (subject to a minimum of 6,000 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.





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## Brighton Road, Burgh Heath

Total Area: 2849 SQ FT • 264.71 SQ M  
(Including Eaves Storage, Restricted Height Area, Garage & Coach House)  
Eaves Storage, Restricted Height Area : 418 SQ FT • 38.81 SQ M  
Garage Area : 190 SQ FT • 17.63 SQ M  
Coach House Area : 301 SQ FT • 28.00 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 77                      | 84        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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Epsom, Surrey, KT18 7RG  
01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

