



## 8 Lamorna Gardens

Westergate, PO20 3RL

**Guide price £325,000**

FOR SALE BY MODERN AUCTION - T&C's apply. Auction ends 2.00pm 25 October 2023. Vacant possession. Benefits include: entrance hall; cloakroom; good-sized living room with feature stone fireplace and log-burner; dining room; fitted kitchen with plumbing for washing machine and dishwasher plus door to rear porch providing access to the rear garden. Upstairs accommodation includes three double bedrooms, two with fitted wardrobes; family shower-room. Outside to the front is a neat area of lawn with shrub borders and path to entrance. Parking for two cars is available on the driveway in front of the garage. The secluded, low-maintenance rear garden, backs onto fields and is mostly paved with mature borders and path to useful workshop and side access door to garage. Located within the popular Six Villages area, with its range of shops, schools, amenities, mainline train station and bus links. Council Tax Band – E. Tenure – freehold. EPC – C.

### Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc. VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc. VAT, subject to a minimum of £6,000 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional

■ For Sale by Modern Auction - T & C's apply

■ Subject to reserve price

■ Buyer's fees apply

■ The Modern Method of Auction

■ 3 double bedrooms

■ Fitted kitchen

■ Living room

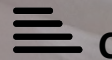
■ Dining room

■ Family shower room & downstairs cloakroom

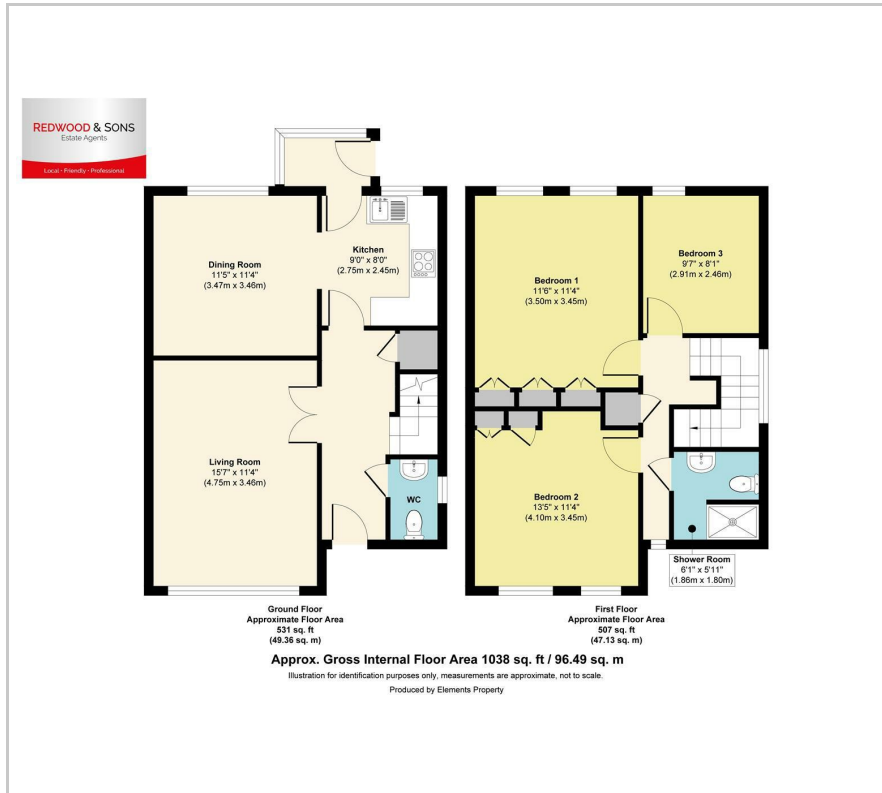
■ Garage, driveway, front & rear gardens

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



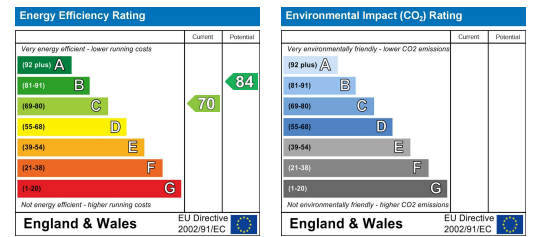
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Barnham Road, Barnham, West Sussex, PO22 0ES

01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>