

Connells

St. Piers Place St. Piers Lane
Lingfield

St. Piers Place St. Piers Lane Lingfield RH7 6PW

for sale guide price **£750,000**







Property Description

A rare opportunity to acquire this substantial and versatile five/six bedroom detached residence, formerly utilised for educational purposes, offering an exceptional amount of living space throughout.

The property boasts four generous reception rooms, providing flexible accommodation ideal for modern family living, home working, or potential multi-generational use. There are four well-appointed bathrooms, ensuring convenience and comfort across all floors. Set within a desirable location, this unique home offers excellent scope for a variety of buyers looking to create a bespoke living environment or invest in a property with significant potential.

Offered to the market with no onward chain, the property is ready for immediate occupation, making for a smooth and swift transaction.

Early viewing is highly recommended to fully appreciate the scale and versatility on offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note:

This property is part of a larger title that includes areas that are not included in this sale. The creation of a new title for the property being sold will be undertaken during

the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.
















FIRE EXIT



Total floor area 277.7 m² (2,989 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01342 325 911
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90 London Road
EAST GRINSTEAD RH19 1EP

EPC Rating: D

Council Tax Band: H

Tenure: Freehold

view this property online connells.co.uk/Property/EGR405897

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.