



- **Three bedrooms**
- **Detached**
- **Bungalow**
- **Freehold**
- **695 SQFT**
- **In need of modernisation**
- **Vacant**
- **Council tax band C**
- **Garage**
- **Auction Friday 8 December 2023**



**Auction Guide £290,000**

**GRAHAM BUTT**  
ESTATE AGENTS

## **Lot 89, 9 Mill Close, Rustington, Littlehampton, BN16 3HR**

**FOR SALE BY AUCTION:** To be sold by public auction on the administrator's instruction. A three-bedroom freehold detached bungalow. Vacant and on a large plot of 0.11 acres. To be sold via online bidding on Friday, 8 December 2023.

**Auctioneers comments:** 'This Lot offers an opportunity to buy a vacant three-bedroom detached bungalow on a large stand of 0.11 acres'

**18711435**

**Auction date**

The property is to be sold by public auction on Friday, 8 December 2023 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**

Three bedrooms, vacant, 695 SQFT, freehold

**Outside**

Rear garden, front garden, garage

**Location**

Rushington, Littlehampton, 1 mile from Angmering train station

**Accommodation**

Ground floor: Three bedrooms, living room, kitchen/diner, bathroom

**EPC rating**

D

**Tenure**

Freehold with vacant possession

**Local authority and council tax band**

West Sussex County Council & Arun District Council

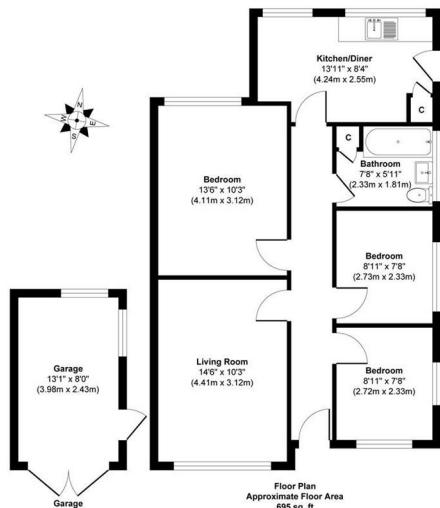
Council tax band: C

**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 1.75% plus VAT (min. fee of £1,750 plus VAT) of the purchase price and auction buying fee of £1,900 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.



**Approx. Gross Internal Floor Area 695 sq. ft / 64.57 sq. m**  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Efficiency Rating: **82**  
Current Environmental Impact (CO<sub>2</sub>) Rating: **62**

