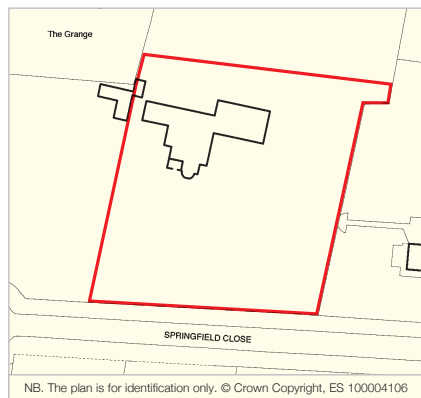


East Preston

The Spires, 6 Springfield Close, Nr Littlehampton, West Sussex BN16 2SZ

- **A Freehold Detached Six Bedroom House**
- In need of Modernisation
- Extensive Roof Terrace
- Driveway, Off-Street Parking and Gardens
- Together with Self-Contained Annexe
- Approximate Total GIA 652 sq m (7,018 sq ft) (1)
- Occupying a Site extending to Approximately 0.43 Hectares (1.075 Acres)

Vacant Possession



To View

Please contact Joint Auctioneer.

Joint Auctioneer

Michael Jones and Co
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Seller's Solicitor

Bennett Griffin (Ref: Jeremy Wooton).
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VACANT – Freehold House



Tenure

Freehold.

Location

The property is located on the much sought after Willowhayne Estate, on the north side of Springfield Close and to the west of its junction with Angmering Lane. The B2140 is to the north and provides access to the A259, also to the north. A range of local shops is available in West Preston, with a more extensive range of facilities being accessible in Littlehampton to the west. Rail services run from Angmering Station approximately 1 mile to the north. The open spaces of Langmead Recreation Ground and Angmering-by-Sea sea front are nearby. The area is well served with an abundance of leisure facilities close by, including Ham Manor Golf Club and Lanes Health Club/Spa. Chichester Marina and Goodwood Racecourse are both easily reached. Well known private schools are close at hand, including Windlesten House and Lancing College.

Description

The property comprises a detached house arranged over ground, first and second floors beneath a pitched roof. The property includes a self-contained annexe and benefits from a driveway, off-street parking and gardens. The site extends to approximately 0.43 hectares (1.075 acres).

Accommodation

Main House

Ground Floor – Music Room, Drawing Room, Family Room, Sun Room, Open Plan Kitchen/Dining Room, Further Dining Room, Reception Room through to Further Study, Bedroom with En-Suite Bathroom/WC and wash basin, separate WC with wash basin

First Floor – Master Bedroom with Dressing Room and En-Suite Bathroom, Two Further Bedrooms with Dressing Rooms and En-Suite Bathrooms, Bedroom, Bathroom/WC and wash basin, Shower Room/WC and wash basin

Self-Contained Annexe

Ground Floor – Reception Room, Open Plan Kitchen/Dining Room, Bedroom, Bathroom/WC and wash basin

First Floor – Four Loft Rooms leading to Two Storage Rooms

Please refer to the website to view the floor plan.

(1) The property was not measured by Allsop. According to the EPC the floor area is 652 sq m (7,018 sq ft). All buyers are to rely on their own inspection and are not to rely on these references.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

