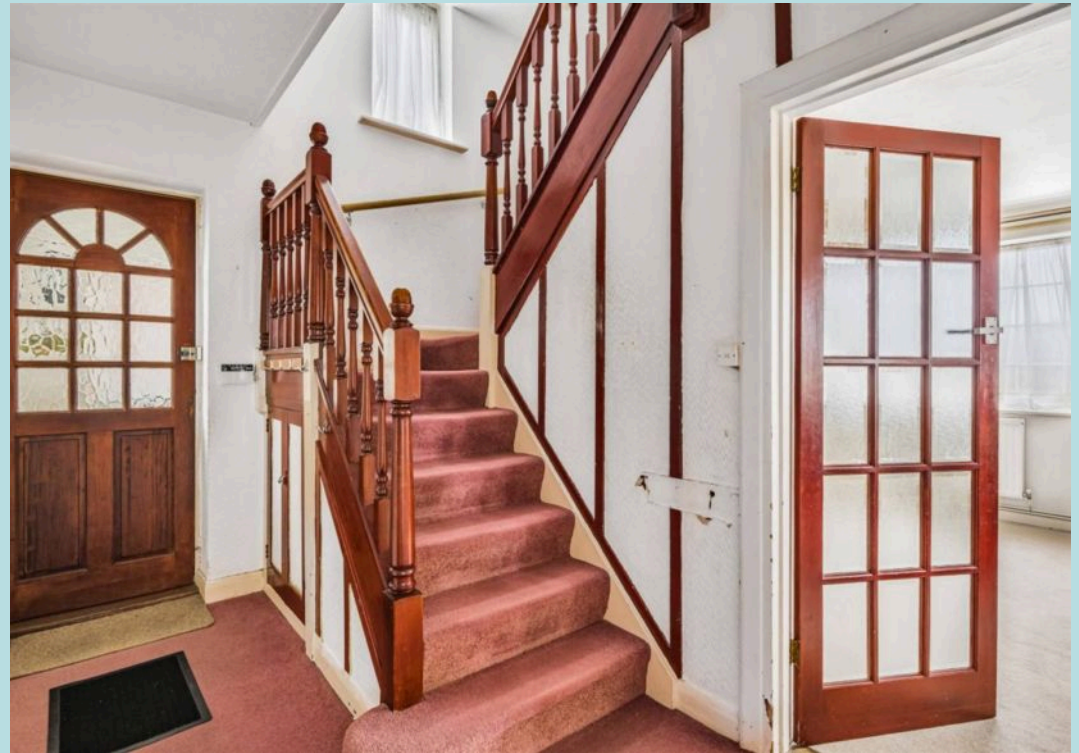




## 65 Stocks Lane, East Wittering- Starting Bid £500,000

Being Sold via Secure Sale online bidding ending 6th March 2025 12pm. Terms & Conditions apply.







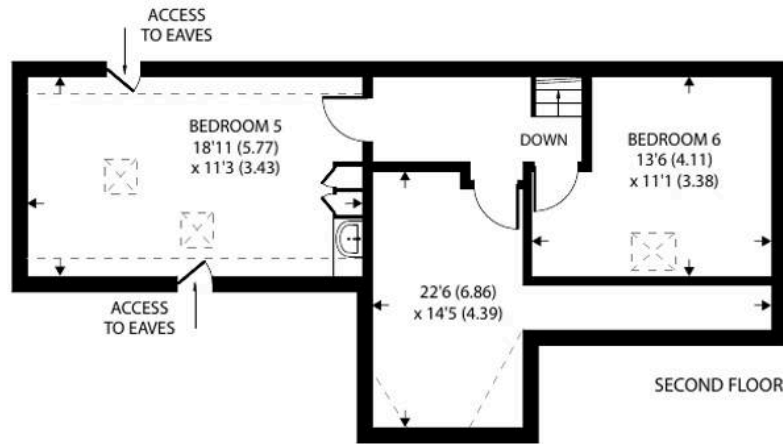
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership 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 AML procedure are carried out in accordance with the law. 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 nonrefundable 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.







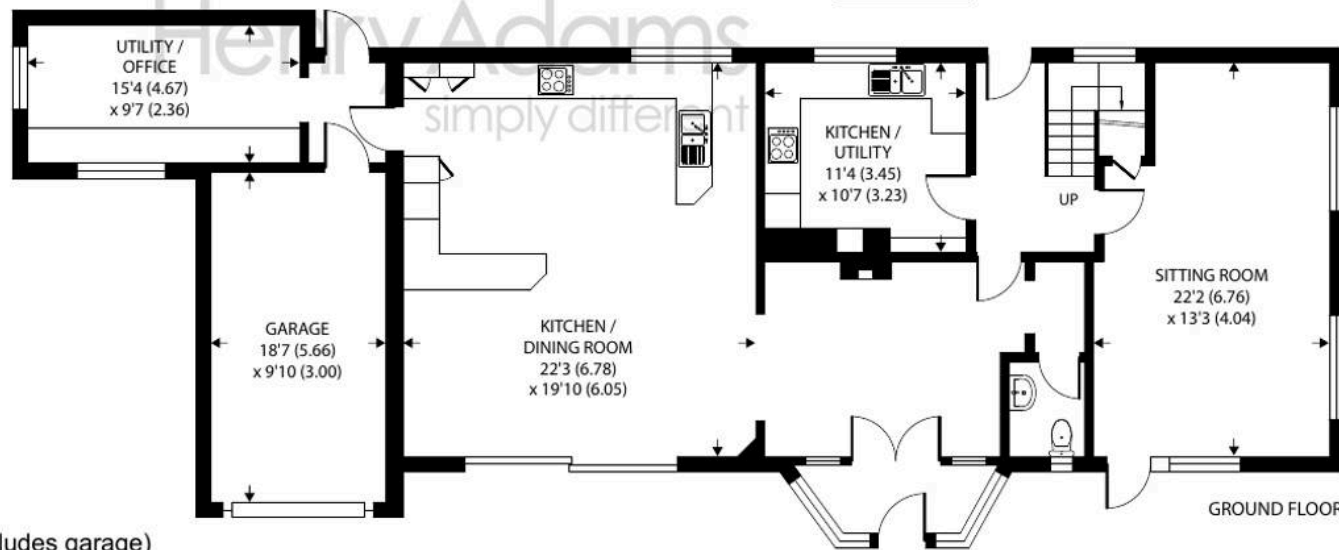
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

## 65 Stocks Lane

Approximate Area = 3262 sq ft / 303 sq m (includes garage)

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 3311 sq ft / 307.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 976157







## 65 Stocks Lane

East Wittering, Chichester

A spacious three storey, six-bedroom detached house with potential for modernisation, located in the desirable village of East Wittering. Welcome to this spacious 6-bedroom detached house, set across three floors and situated in the sought-after location of East Wittering. With four bedrooms on the first floor and two on the second floor, this property offers a versatile living arrangement to accommodate families of all sizes. The ground floor consists of a welcoming entrance hall leading to a bright and airy living room, to the right is an additional living space with a fireplace, the room can be used as a dining room, and a well-equipped kitchen with a separate utility room.

There is also a ground floor office, ideal for working from home or as a study space. The first floor comprises four good-sized bedrooms, a family bathroom and an additional shower room. The second floor offers two further bedrooms, providing additional space for guests or as a teenager's hideaway. Externally, the property boasts a private garage and a large front garden with potential for off-street parking. The property is in need of modernisation, offering a fantastic opportunity to put your own stamp on the property and create a bespoke living space to suit your tastes and preferences.

Located in East Wittering, the property is within easy reach of local amenities, including shops, schools, and transport links. With the beach just a short walk away, this is an excellent opportunity to acquire a substantial family home in a prime location.



## Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the