



GUY LEONARD & CO ESTATE AGENTS AUTUMN NEWSLETTER 2011

AUTUMN MARKET COMMENT

As Autumn rolls in after the glorious late summer, it is now time to start the property harvest. The gloomy reports in the Press are not accurately reflecting the market in West Sussex; at the moment we have a genuine lack of property available for sale as prospective sellers read the newspapers and think there is a lack of demand.

This is just not the case in the local area and here at Guy Leonard & Co we have a very active list of ready and waiting prospective buyers who are looking to move before Christmas or early Spring. A great many of these purchasers are cash buyers in a very strong position or under offer and those that require a mortgage already have it agreed in principle.

If you are thinking of selling, do come in and talk to us with no obligation. As knowledgeable local agents we can review the local market with you in line with your personal circumstances so that you know exactly what the situation is in regard to your property. We can then provide you with a no obligation valuation of your home. You can also call us on the numbers overleaf.



THE AMBERLEY COLLECTION

The Martin Grant Homes development in New Town Road within an easy walk of Storrington village has proved very popular with three already reserved – **call us on 01903 742354 for information on the remaining properties.**

OUR LONDON EXHIBITION

We will be showcasing our Premier Selection homes at our exclusive Mayfair property exhibition on 18th – 20th October.



Our Premier Selection homes receive worldwide marketing via our London Mayfair office, a dedicated sales executive, free interior design service for buyers, front page website advertising, discounted national advertising and more – **call Neil Moore on 01403 246753** to discuss our exclusive marketing service.

BE 'IN THE KNOW'

We have had tremendous success in selling homes for our clients since launching the 'In The Know' campaign. Some sellers like to have their property advertised discreetly to equally discerning buyers, and with our 'In The Know' strategy we can match sellers to buyers in a no nonsense, quick and efficient manner.

**Shhhh...
this one's
'In The Know'!**

Properties 'In The Know' currently include a Grade II Listed five bed detached character house within the South Downs National Park, in Petworth at a guide price of £695,000, and in West Chiltington an attractive five bedroom detached Wells Cottage set in a third of an acre with a guide price of £925,000.

Some of our potential buyers include people looking up to £1,000,000 for a 5 bedroom (ore more) house which ideally could be split into an annex in West Chiltington.

Call Andrew on 01798 874033 for more details.

OUR SERVICES

Sales | Lettings | Property Management | Land & New Homes | Farm & Equestrian Sales & Management

PROPERTIES FOR SALE

If you fancy a project we have for sale a pair of semi detached character houses to convert into a substantial family home (subject to planning consents) – guide price £500,000 freehold.



In our Premier Selection is a delightful three bedroom period thatched property situated in the heart of the beautiful village of Amberley – guide price £875,000 freehold.



Please call 01903 742354 to arrange a viewing.

CHIRP MAGAZINE

We are pleased to announce we are going to be involved in a new local online magazine, Chirp. This magazine is tailored to your individual preferences and delivered to your inbox daily.



Visit www.chirp-magazine.co.uk to sign up

NEED RENTAL ASSISTANCE?

Our Lettings department are still very busy and the buy to let market remains strong. We have a high demand for rental properties across all price bands.



For our landlords we can provide a fully managed service looking after all aspects of the property or we can find tenants for you to then manage.

GUY LEONARD & CO IN THE COMMUNITY

On 17th and 18th September the team at Guy Leonard & Co relay walked 100km across the South Downs Way. The walk raised money on behalf of Horsham 100 for the Dame Vera Lyn Trust for Children with Cerebral Palsy. This is a wonderful facility based at Ingfield Manor, Billingshurst. Horsham 100 aims to raise £100,000 for the school which relies solely on public donations. We are very pleased to report we raised £3611.25 for this great charity.

KEEP IN TOUCH & UP TO DATE

We email all our applicants on a weekly basis with an update on the property market and activity across our offices.



You can also keep in touch with property news and updates by following us on twitter as @GuyLeonardandCo



We are also on facebook as Guy Leonard & Co Estate Agents, or for lettings, we have a Guy Leonard & Co Lettings page.

OUR LOYALTY SCHEME

The Loyalty Club continues to save our clients money online - discounted shopping vouchers being a very popular purchase.

You can access all the online savings by logging on at www.edenred.uk.com - using your unique Guy Leonard Loyalty Card number as your logon and password (unless you have already changed these to your own choice).

For more information, please contact loyaltycard@guyleonard.co.uk



CONTACT US

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