



# Estate Agents

MR O'GORMAN  
FLAT 5  
45 MARINE PARADE  
BRIGHTON  
EAST SUSSEX

31st May 1995

Dear Mr O'Gorman

FLAT 5, 45 MARINE PARADE BRIGHTON EAST SUSSEX

Thank you for your kind instruction to value your above mentioned property for marketing purposes.

DESCRIPTION A ONE BEDROOM GROUND FLOOR FLAT BENEFITING FROM GAS FIRED CENTRAL HEATING, SOME PARQUET FLOORING, FITTED KITCHEN, EN SUITE BATHROOM. SEA VIEWS TOWARDS PALACE PIER. INTERNAL VIEWING HIGHLY RECOMMENDED.

CONDITION

INTERIOR: VERY GOOD  
EXTERIOR: GOOD

VALUATION

Taking into account current market conditions, I consider the value of the property to be in the region of £49,950 but would suggest that offers should be considered. This is obviously only a free market valuation and should not be used for any other reason than marketing purposes.

FEES As an independent estate agents Daniels Residential can offer a sole agency fee of 1.5% with a minimum fee of £850 plus VAT at 17.5%. This is a fully inclusive fee to cover the marketing and advertising of your property. These fees are strictly on a "no sale no fee" basis.

ADVERTISING The property will be sent out on the details, and will be advertised in the Brighton and Hove Property News section of the Evening Argus, and will give you two adverts over the next four weeks as well as in our window display units and property lists, and mailed out to waiting applicants.

I hope that I have covered all the relevant points, and look forward to hearing from you in the near future.

Yours sincerely

DOMINIC RUZYLO  
DANIELS RESIDENTIAL

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Introducer firm only to the Commercial Union Marketing Group which is regulated by the Personal Investment Authority for Life Assurance and Pensions, Unit Trust, UCITS and PEPs

