

Nicholas James

SALES LETTINGS AUCTIONS

SELLING

Why Nicholas James Property?

We're here to offer honest, straightforward, impartial advice and get your property sold for as much as possible. That's it.

We don't pretend that every property is suitable for auction. Auction is a great, transparent way to sell property and can often achieve a much higher price than you would through any other method, but it all depends on what you're selling.

Auction creates competitive bidding which means on the day of the auction, the sale price can reach whatever a buyer is prepared to pay.

We've been involved in auction sales where we've carried out hundreds of viewings on one property, registered 50+ bidders and doubled the guide price on the day of the auction. This sounds good, but when you couple this with an exchange of contracts on the fall of the hammer, and a 28 day completion, what more could you ask for.

We understand that when you first make your enquiry you might not be ready to sell straightaway or, quite often, you may need to sell quickly at the earliest opportunity. That's why we offer 10 live stream auctions per year from our office in Hove covering Sussex and beyond, so there's always an auction available when you need it.

We believe live stream auctions are the future of the industry. They tie with our ethos of using the best available technology with proper, old-fashioned customer service. A buyer can bid from anywhere in the world, on multiple lots, but with the comfort of being able to see the auctioneer on the rostrum.

The same applies for the seller. You know that on the day the best possible price has been achieved. The strength of our marketing combined with the skill of the auctioneer on the rostrum means every penny will be extracted from a willing and able buyer.

What you need to do next

Call the team on **01273 917915** or email hello@nicholasjamesproperty.co.uk.

We will need your details and details of what you're selling, then we can go to work trying to advise you on a suitable guide price and reserve. In most cases, we like to have a look at the property before coming back with a figure, but we can carry out a desktop appraisal in certain circumstances.

Our fees are advertised on our [website](#) and each and every listing receives high-quality photography and a floor plan. This might sound standard marketing, but the auction world has long trailed behind the rest of the property industry. We can also provide virtual tours and drone imagery where we feel this will benefit the sale of your property, however there can sometimes be a small additional charge for these extra features.