



# Lamborn Hill

## Residential Estate Agents





ESTATE AGENTS

# Residential Sales

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2022





# Built on a foundation of happy and repeat customers



Very professional, always available to help with queries, as first time buyers we needed a lot of support through the process, they were there every step of the way. Would highly recommend.



LambornHill have always been very professional in their approach and have dealt with any issues promptly... nice courteous polite staff, always happy to help.



Would definitely recommend LambornHill as they were friendly and professional and take pride in their work to keep their clients happy throughout the process!!!



Great agency with a proactive attitude - refreshing to work with. Keep it up.



## Pleasant & friendly staff who listen and respond.



4.4/5 based on 43 reviews



4.9/5 based on 30 reviews



# 1

## The Valuation

One of our experienced valuers will visit your property to listen to your needs, discuss our marketing plan and recommend a pricing strategy. Based on our in-depth knowledge of the property market and local area we will guide you through each step of the house selling process.

# 2

## High Quality Photography

Lights, camera, de-clutter!

Presentation is the most important marketing tool to attract the maximum number of buyers. We recognise the value of using high quality photography and therefore all LambornHills properties are presented to a very high standard.

# 3

## First impressions

Ensuring your property has “kerb appeal” is of paramount importance. The lawn cut neatly, the bushes and shrubbery trimmed, driveway clean and the bins tidied away? First impression of your property can make all the difference in achieving you the best price.



# Show your home in its best light with a fabulous glossy brochure!

**FOR SALE**

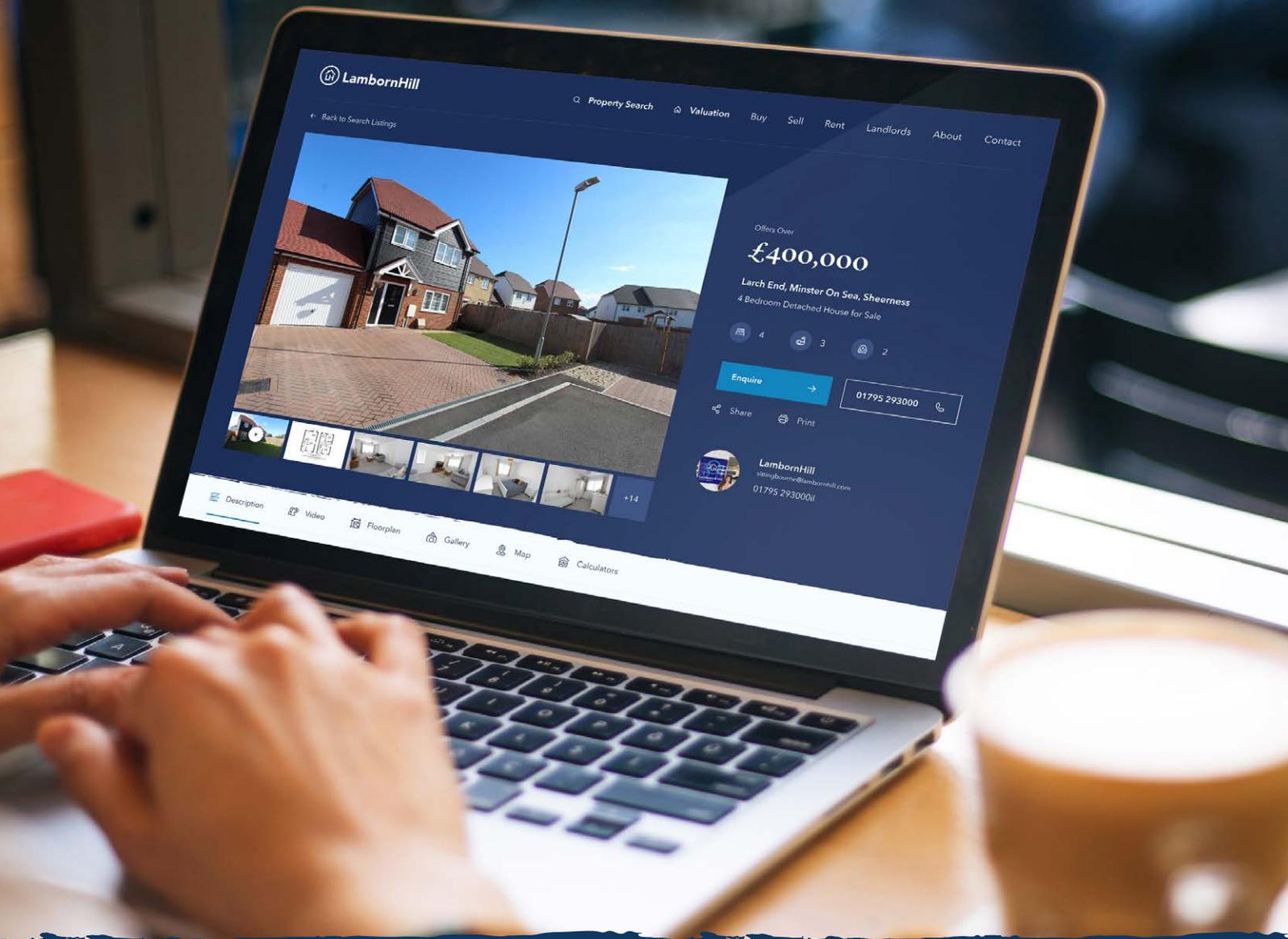
**LambornHill** Offers over **£400,000** Larch End, Minster On Sea, Sheerness

4 2 1

## Attract viewers with a glossy new brochure

A stylish glossy brochure will help you showcase your home's best features, making you feel confident while showing off your home and inviting viewers in. This glossy brochure has plenty of room for images and multiple ways to highlight the best things about your home.





# Fully responsive on all devices

Future proof and mobile ready

[www.lambornhill.com](http://www.lambornhill.com)



# Connected with London...

We are part of a national network of approximately 800 carefully selected independent Estate Agents who, in association with our London Office, work closely together - regularly referring buyers from other areas.



LambornHill bespoke glossy magazine reaches buyers across the South East Home Counties



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## **Professional floor plans**

Give buyers a true perspective of the accommodation your home has to offer, so they can start thinking straightaway about whether your property meets their requirements and plans for the future.

**5**

## **We value your opinion**

We would love to hear about your property's best features. Buyers respect your opinion and want to hear why you bought the property in the first place and so do we!

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## **Draft details**

Our valuer will prepare the sales particulars and send you a draft copy by email. Upon your approval, the brochures will be prepared and we will make the property live online and available on our active database.



Guide Price

**£575,000**

**Oak Close, Borden, Sittingbourne**

5 Bedrooms 2 Bathrooms 3 Bathrooms

We are delighted to present this stunning home to the market, Oak close is found just off Chestnut Street and provides easy access to the A249, M2 & M20 motorways serving both...

[View Details](#) → [Book a Viewing](#) →



**£500,000**

**Galena Close, Sittingbourne**

4 Bedrooms 2 Bathrooms 3 Bathrooms

Lamborn & Hill are pleased to offer for sale this immaculately presented detached family home on Sonora Fields.

[View Details](#) → [Book a Viewing](#) →



Offers Over

**£500,000**

**Brabazon Road, Eastchurch, Sheerness**

4 Bedrooms 3 Bathrooms 3 Bathrooms

Lamborn & Hill are proud to bring to market this substantial



## Personal service

LambornHill are an independent agency. We recognise the value of individual attention from day one through to completion, so we tailor our service to each of our clients' needs.



## 24 hour marketing

We recommend a LambornHill For Sale board further enhancing 24 hour marketing. If you don't have a board, buyers won't know your property is "For Sale".



## How we target your buyer...

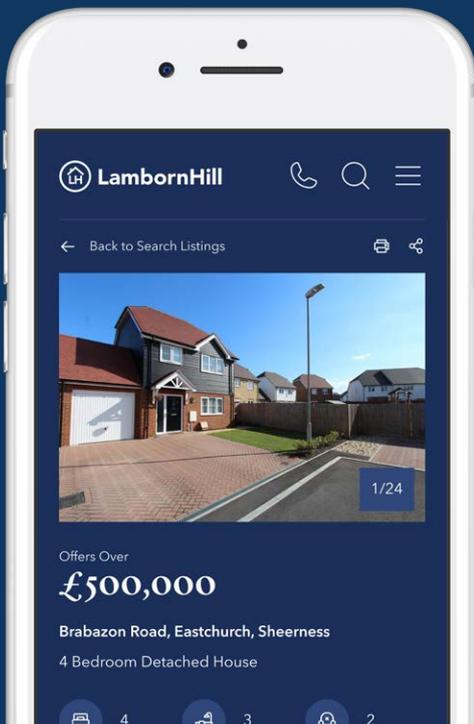
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We advertise your property on all major property portals including Rightmove, Zoopla, Primelocation, guildproperty.co.uk, and of course lambornhill.com. lambornhill.com is a modern user friendly website where our focus on high quality presentation shines through. Alongside the latest technology we also take the traditional approach and talk to our active buyers to promote your property and encourage them to arrange a viewing.

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## Stand out with our latest technology

A significant proportion of buyers are browsing for properties on their smart phones, tablets and social media. LambornHill has its own 'responsive' website to capture this important market.



Zoopla

OnTheMarket.com

rightmove

PrimeLocation.com

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## **We always remember our ABC's**

Always Be Calling....The chances are the buyer for your property could already be on our database. Each Consultant begins the process of phoning our registered proceedable buyers to inform them that your property is for sale and to encourage early viewings.

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## **Accompanied viewings**

Showing a potential buyer your property is a specific skill our sales team excel at. We know the best way to conduct a viewing, when to talk, when to listen and how to sell your property's key features.

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## **Virtual Video Tours**

We invest in peerless marketing tools to help sell your property. Virtual tours allow buyers to explore your property on demand, 24/7, encouraging even more interest. The video tours are also shared around all social media, youtube channel and appear on property portals and our website.

# **Where do our buyers come from?**

- Our existing database of buyers
- Extensive internet advertising
- High profile for Sale boards
- Lifestyle magazines
- Social media advertising
- Park Lane office
- Recommendation
- Approximately 800 networked Guild of Property Professionals Members



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## Open house viewings

Often described as an “open house” or “open day”, this part of our marketing plan can be an excellent tool for those sellers with a hectic workload or busy family life. We agree a date and time with you in your first week of marketing where we arrange viewings by appointment in one session.



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## Communication

Viewing feedback is important. The LambornHill commitment is to give you honest and transparent feedback after every viewing. You will receive, in addition to viewing feedback calls, a periodic vendor report from one of the team. You, the client, will agree on the frequency of these calls where we will discuss the ongoing marketing strategy.

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## Buyer Qualification

Checks carried out include I.D & money laundering. All finances including deposits, mortgage arrangements and cash purchases are fully qualified. LambornHill are supported by one of the largest Independent Financial Advisors in the UK.

### One Stop Shop

Solicitors working closely with LambornHill helping us maintain one of the lowest fall through rates in the area. We advise our clients to instruct their solicitor as soon as possible as this will make the selling process simpler and faster. We will provide you with quotes upon request.



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## Sales progression team

We have a team of dedicated property professionals who work very hard to complete transactions within an agreed time period. This is dealt with by the most senior members of the team who have long term relationships with many solicitors and surveyors. Experience and understanding the process is an essential part of getting any transaction through to completion.





RESIDENTIAL ESTATE AGENTS

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