



# LIFE IN PROPERTY

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PROPERTY MARKET  
OVERVIEW 2020

**A NEW APPROACH TO  
ESTATE AGENCY**

ISSUE APRIL 2020

ME



WELCOME

## **WE ARE NEXA PROPERTIES**

We are in unprecedented times with some huge challenges ahead and the effects of the virus have already began sweeping through the property sector. The last few years have been challenging enough with the backdrop of one of the biggest political crises since WWII (Brexit). And out of that frying pan we have jumped two feet into the fire of Covid-19, one of the biggest social crises since WWII. There are always opportunities to grow, innovate and we are on hand to do this regardless of what is happening around us. We are pushing forward and growing our business and finding ways in which we can continue to add value to our customers.

**Jamie Gray - Group Managing Director**

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APRIL 2020

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# Interview with Matthew Marsh

## **How long have you been in property?**

After coming out of the Royal Navy, I got into banking and finance in 2002, where I ran my own mortgage brokerage. I branched into estate agency in 2008 as felt a natural addition to mortgages as I specialised in purchases and have been working property & finance since then. (over 18 years if you want a shorter version).

## **What makes you different? (RBM Solutions)**

We're unique in the basis that we keep it a true one solution proposition, where we can market your property, properly vet your buyers (and where they are happy to, process their mortgage for simplicity) as well as facilitate your onward purchase.

This simplifies the whole buying & selling experience by controlling the flow of information, tying the process up with much more transparency.

We also work around our clients, rather than them working around us, so if buyers, vendors or any client need to be seen or spoken to at hours to suit them, we can facilitate that, either electronically, at their home, neutral venue or in the office to be truly customer centric.

## **What makes NEXA different?**

The one solution approach, giving the client a focal point and an accountable client director for all their needs, while supported by an amazing team. The outside the box thinking and dynamic approach to business, from flexible client directors to fit the needs of their clients, superb marketing approach outside the standard advertising and the general can do attitude, all completed in a professional and astute manner.

## **What impact is the Corona Virus having on the property market?**

The positive news is the property market is still open for business, it just requires adaptation to keep the wheels turning, which I am pleased to see we have here at NEXA.



# Client Director & Mortgage Advisor at NEXA Portsmouth

The real impact is of course, a slow down as buyers & vendors are not able to go out to view homes physically, but due to virtual tours, facetime/skype/video call appointments, this can still be met.

From a finance prospective, more high risk lending has slowed significantly or withdrawn, but standard borrowing continues, with many specialists still lending. Lenders also are adapting to how they value property, much in the same we buyers need to, but with addition of desk top / automated valuations where possible.

Turn around times will take longer due to staffing at solicitors and lenders, but will get there, as long as clients expectations are well managed.

## **Is now a good time to buy?**

I would look for the positive here and if I was a buyer, I would feel that anyone wanting to buy is in a good position to do so as vendors who have been on the market for more than a month may now be more open to a lower offer or keen to agree a sale while they are set on their own forward plans.

Just being mindful the process may take longer than normal to process. Also, while lenders are offering good terms, to take advantage of this too, before any more withdrawals or rate rises.

## **Is now a good time to Sell?**

If you're selling to move onward, then the same as for buyers above. However, the other advantage to marketing now is you have a captive audience right now, so huge potential to sell with a wide, captive audience, while other people considering selling maybe waiting to list their homes once all of this has passed. By waiting, you may get less than you would now if the market takes a downturn (as its not likely to increase due to slowed economy) and also you'd be going into the market when everyone else will be doing the same, therefore having more competition when selling your home so less buyers available to you, all resulting in a potentially lower price achieved due to having to sell lower to remain attractive to buyers.



# Interview with Jake Gready

## **Who are you? And what do you do at NEXA?**

My Name is Jake Gready and I am Managing Director of NEXA Bristol and NEXA Cardiff. I Oversee both offices and everything that we do. I also work with my own personal clients, some of whom have used me for many years.

## **How long have you been in property?**

I am 45 years old and first started working in property when I was around 16 for my father who owned an agricultural estate agency. That's 29 years ago this year which is a long time. I have done a few other jobs in between but the last 16 years have been non stop estate agency. I love what I do.

## **Should I try and sell my property before I start searching for a new one?**

This is a question that I get asked almost daily. My advice is always the same. Yes, you should always look to sell your house before really starting your search for your next property.

You could lose the property to somebody else before you have even had your property valued. Get ahead of the competition, get it on the market, find yourself an buyer, and then ask your agent to help you find your dream home.

## **How long does it take to sell a property?**

This can depend on many things. The most important factor is to price your property competitively. If you do this then we should be able to find you a buyer within the first 2-3 weeks of marketing. If it takes longer than this then I would suggest you have either priced it too high or, your agent is not working hard enough. Once you have found a buyer then on average it takes 10-12 weeks for the legal work to be carried out before completion can take place.



# Managing Director at NEXA Bristol

## **What has happened to the market since the December 2019 election result?**

The results of the election had a very positive effect on the market and brought back an almost instant feeling on confidence. Transactions increased immediately and the average prices started to rise slowly. We looked set to have a very positive 2020.

The Halifax announced in early January that there was a Boris Bounce in the national property market as they stated national property values soared 1.7% in December 2019 – the biggest rise since the 1.9% month on month rise in February 2007 (a few months before the Global Financial Crisis aka the Credit Crunch).

The Halifax (as well as the Land Registry and other house price indexes) use data of property that has sold and completed (completion being when monies and keys of homes sold are transferred).

The Halifax data was based on properties that completed in December 2019, and as anyone who has sold or bought a Bristol property in the last 10 years knows, the time it takes from agreeing a buying price to handing over the money is many weeks. In fact, the average length of time between sale agreed and completion in the country is running at 19 weeks, meaning the figures mentioned by the Halifax are for sales agreed in July / August 2019. This growth relates to what was happening to the property market in Summer 2019.

One of the most important things for the property market is confidence. Interestingly, Rightmove reported a 28% surge in buyer enquiries between the 13th December and 18th December.



# Interview with Jake Gready

After a couple of years of Parliamentary hold-up, the confidence following this general election is unquestionably a much needed boost for the economy (and ultimately confidence), so much so, shares in the new homes builders Barratt jumped 14% and Persimmon 12% the day after the election, showing a property sector anticipation that the property market is about to move forward as suppressed demand for people moving home is liberated.

## **Are there any aspects of the Chancellors new budget that you feel will impact the industry?**

The Budget was in many ways somewhat of an 'emergency budget' to mitigate the economic impact caused by Covid-19. As a result, it is not business as normal in Number 11 and I welcome the range of measures announced to help support businesses in these more uncertain economic times.

It is disappointing that the Government has failed to provide the housing market with a long anticipated reform to stamp duty for UK residents. This is aggravated by the overseas buyer tax, which could now see foreign purchasers pay up to 17% in stamp duty from 2021.

Reducing the burden of stamp duty across the board would have provided the market with further momentum following the Boris bounce. Despite this, the higher end of the market may now see movement as foreign buyers look to secure deals ahead of this deadline.

## **What impact is Corona virus having on the market?**

Covid-19's impact on the UK property market was unprecedented. The social distancing strategy has created an immediate impediment to property viewings and valuations, which are integral to the process of buying and selling a home.



# Managing Director at NEXA Bristol

Covid-19's impact on the UK property market was unprecedented. The social distancing strategy has created an immediate impediment to property viewings and valuations, which are integral to the process of buying and selling a home.

We have already seen a decline in enquiries but that said there are still many motivated buyers and vendors out there and we are doing our best to help them by working remotely with skype viewings, video tours and walk throughs. With our help, some of our vendors are even producing their own video tours or conducting live WhatsApp video viewings with us and our buyers.

Research from property website Zoopla suggested a decline in transactions would deepen over the next six months, as tough restrictions on physical movement and non-essential social contact hit the housing market. I think that the effect on house prices will be harder to predict until the economic impact and the effectiveness of government countermeasures became clearer.



**Jake Gready (Managing Director)**

**Contact: [jake@nexabristol.com](mailto:jake@nexabristol.com)**



## **Who are you? And what do you do at NEXA?**

So I am Joe and I am a Client Director dealing with Sales and Lettings.

## **How long have you been in property?**

have successfully worked in property for 8 years now mainly in Sales.

## **What makes you (As a Client Director) different?**

I give each client a very personable service that will be tailored to your needs, I know the market like back of my hand and my clients love the fact that they can call, email or text me at anytime of the day.

## **What makes NEXA different?**

NEXA are a very proactive agent looking a many new ways of finding buyers and new properties for those buyer to buy.

In the last couple of years I feel that a lot of agents have become very reactive in their approach to finding buyers for properties and since being at NEXA I love how we discuss as a team what ways to attract more buyers

## **How long does it take to sell a property?**

On average around 8 weeks but all depends on the price.

## **How do you compete with low fee online agents?**

I am currently building NEXA's name in Bognor Regis and surrounding areas, when discussing with new clients I believe that the client buys into our process and the personal touches including the professional marketing shows that we work to get the owner the best price while giving the best service available to them.



# Interview with James Hughes

Client Director at NEXA Bristol

## **Who are you? And what do you do at NEXA?**

James Hughes – Client Director

## **How long have you been in property?**

5 Years

## **What makes you (As a Client Director) different?**

My passion and drive to win and to go the extra mile, delivering a unique experience for my Clients as well as securing great prices.

## **What makes NEXA different?**

One Agent : One Solution – We control our own business and Nexa gives us all the tools we need to do so. There's no pressure about KPI's like at my old company, where the focus was just about hitting numbers at the end of the week, rather than listing quality homes that will sell and generate revenue. Nexa's focused on our individual development and making sure that everyone who uses our services are raving fans after!

## **Is now a good time to buy?**

I am currently building NEXA's name in Bognor Regis and surrounding areas, when discussing with new clients I believe that the client buys into our process and the personal touches including the professional marketing shows that we work to get the owner the best price while giving the best service available to them.

## **Is now a good time to sell?**

Yes, admittedly it will be more difficult to sell during this crisis but business must go on. We have a great team that's adapted very quickly and are now able to offer virtual tours, video marketing and an agent able to work remotely 7 days a week throughout this.

# TRENDS

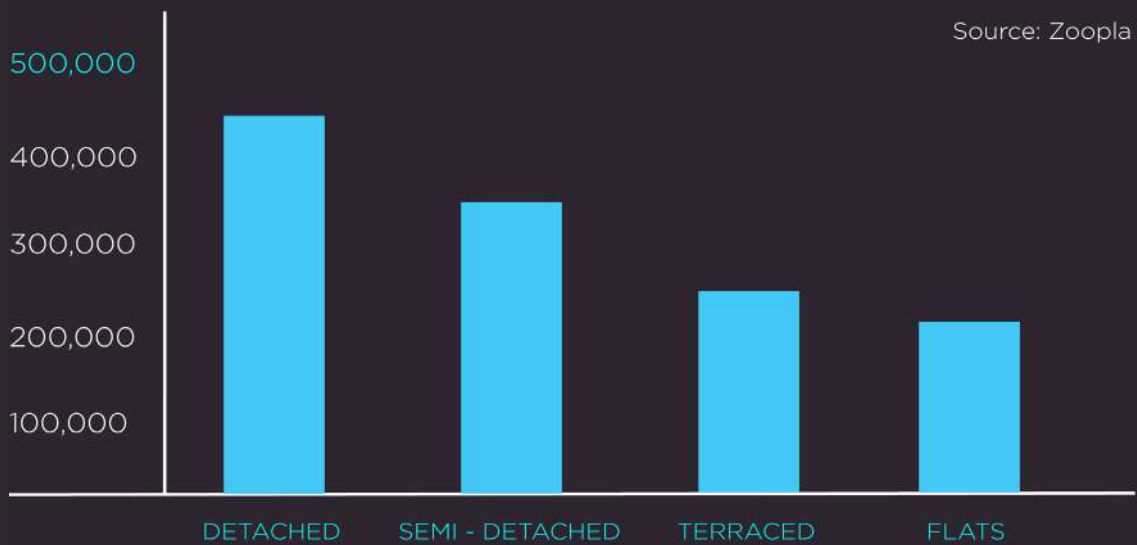


# MARKET

## MARKET STATS IN HAMPSHIRE & SUSSEX

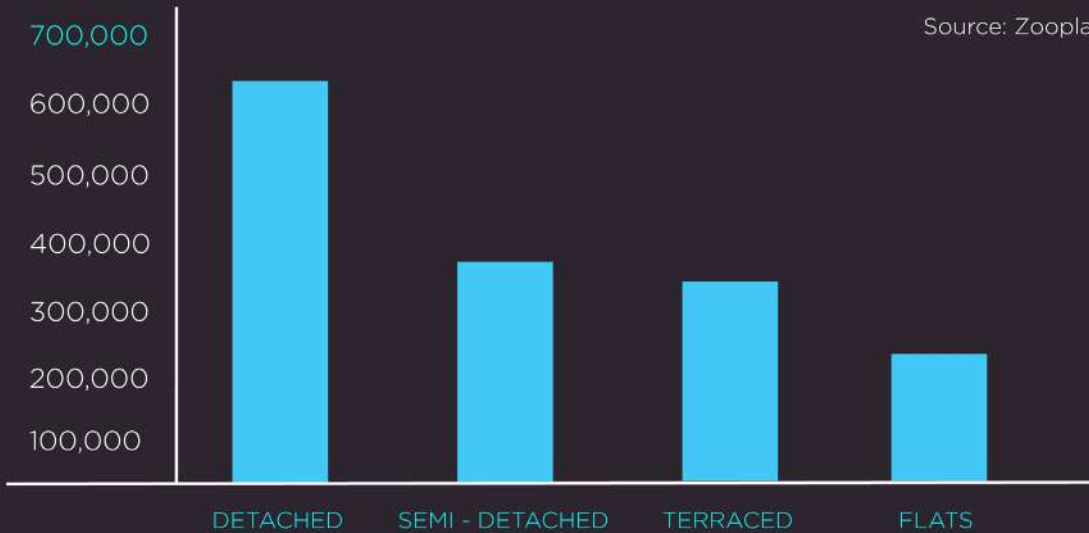
### AVERAGE PROPERTY VALUES IN PORTSMOUTH (APRIL 2020)

Source: Zoopla



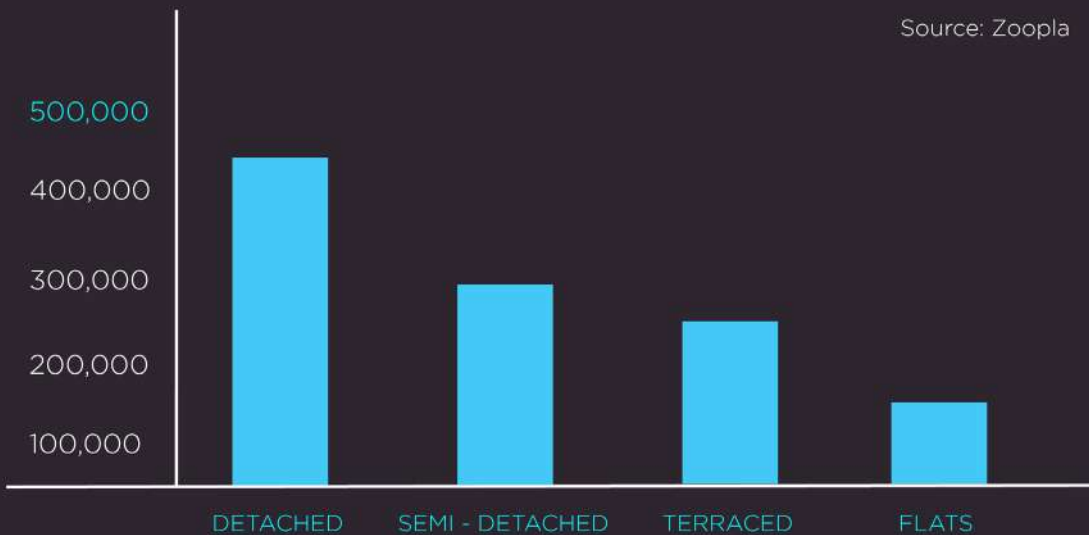
### AVERAGE PROPERTY VALUES IN CHICHESTER (APRIL 2020)

Source: Zoopla



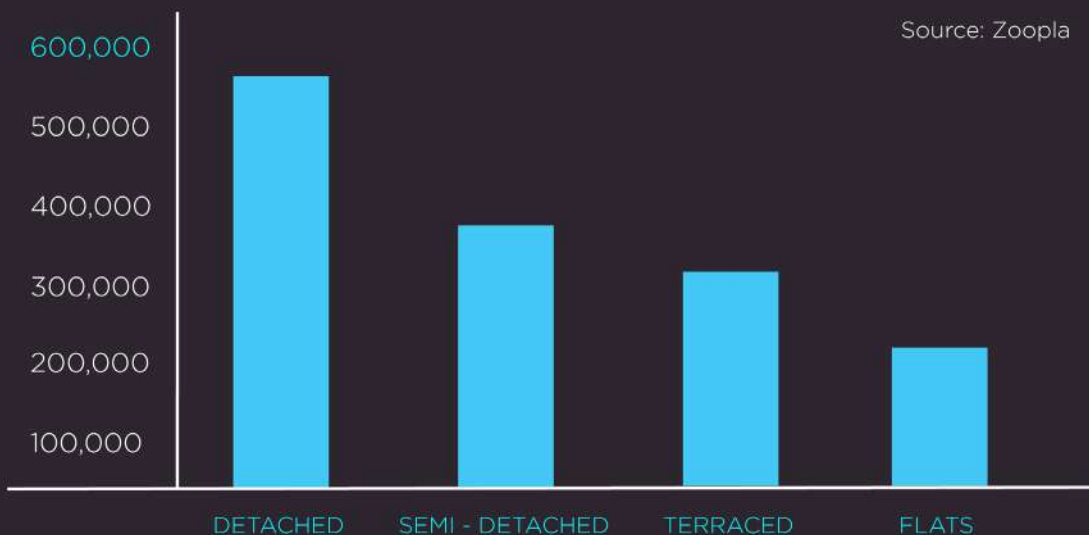
### AVERAGE PROPERTY VALUES IN BOGNOR REGIS (APRIL 2020)

Source: Zoopla



### AVERAGE PROPERTY VALUES IN EMSWORTH (APRIL 2020)

Source: Zoopla



# TRENDS

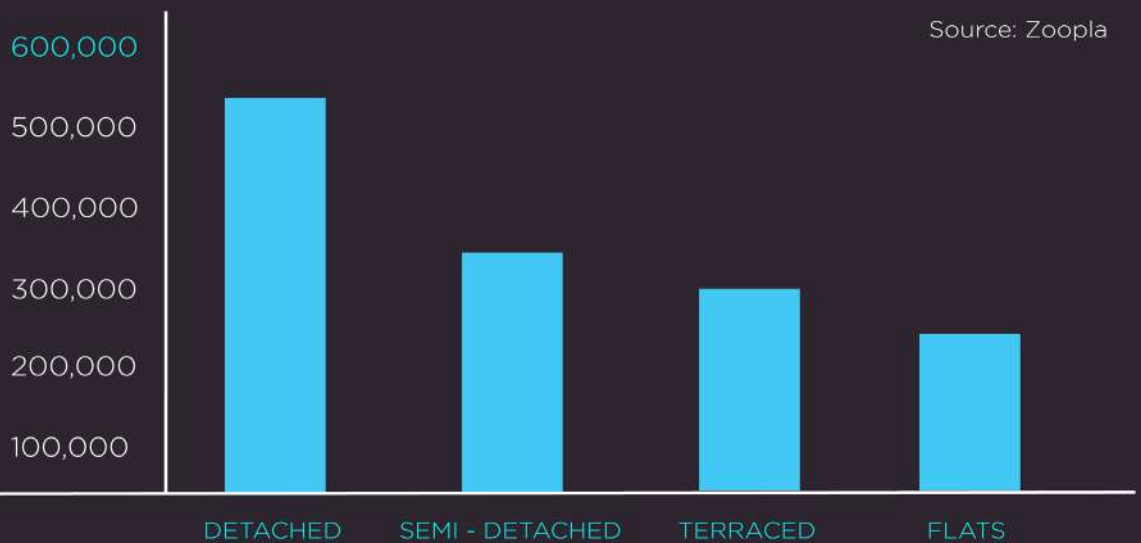


# MARKET

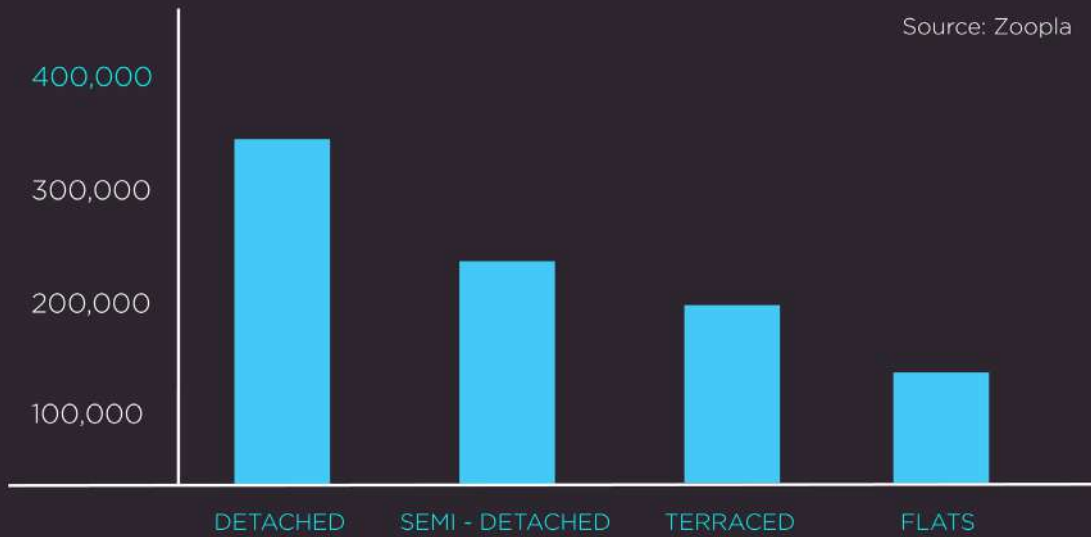
## MARKET STATS IN BRISTOL & SURROUNDING AREAS

### AVERAGE PROPERTY VALUES IN BRISTOL (APRIL 2020)

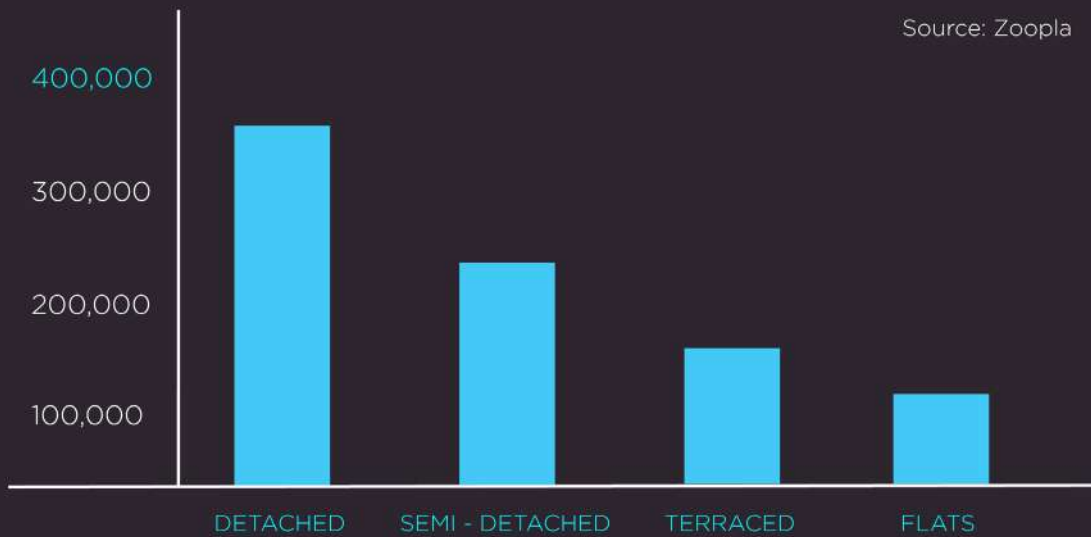
Source: Zoopla



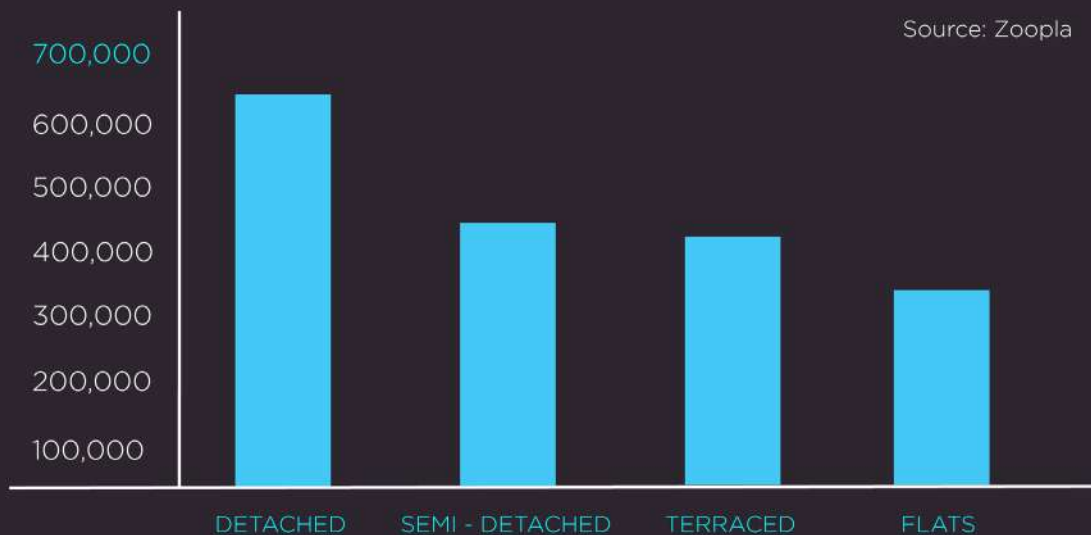
### AVERAGE PROPERTY VALUES IN WESTON-SUPER-MARE (APRIL 2020)



### AVERAGE PROPERTY VALUES IN GLOUCESTER (APRIL 2020)



### AVERAGE PROPERTY VALUES IN BATH (APRIL 2020)



BLOGS



PROPERTY

**“WE LIKE TO KEEP  
OUR CUSTOMERS  
UPDATED WITH  
THE LATEST  
MARKET TRENDS”**





# HOW TO SURVIVE IF YOU MUST WORK FROM HOME

Written by Jake Gready  
(Managing Director at NEXA Bristol)

We are in unprecedented times; with things seeming to change by the hour, it is hard to predict what will happen next. Some employers are asking people to work from home, you may have even decided to self-isolate due to health concerns but want to keep on top of things even if you're not in the office. Working from home may be new to you and you might be finding that distractions are making it a nightmare. At NEXA we may find that the way we work in Bristol will have to change in the coming weeks, so we've put together some advice on how to survive if you must work from home.

## HAVE STRUCTURE

Your working week is normally structured, from your daily commute to the desk where you work. It's important to find a dedicated 'work' area so that you get out of bed and, if possible, away from your couch.

To help you start your day in the right frame of mind you could even go out and walk down the street and back (whilst we are still allowed to). Make sure you get up and dressed for work, as this will help to get you in the mentality of work mode. Continue working set hours if you're able, though you may decide to work different hours than you would normally, perhaps finishing some things when the kids are in bed and the house is quiet.

## SET RULES

You may not be the only person working from home, and your pets and family members could be keeping you company. It's essential to set rules so they know when you're working and when you're able to spend time with them. This is why a private dedicated workspace is best, as it means you can close the door to start work and hide it away when you finish.

# HOW TO SURVIVE IF YOU MUST WORK FROM HOME

## **SILENCE ISN'T ALWAYS GOLDEN**

You may be surprised to discover that you are far more productive when you're in a busy workplace than in the silence of your home. Just having a little chat whilst making a brew with a co-worker can add so much to your day, while being home alone can make you feel lonely and isolated. It's important for your mental well-being that you still feel connected, even if you're social distancing in Bristol. Could you and your work colleagues have a morning catch up over Skype, or Facetime, or even have water cooler moments via Messenger? It's easy to fall into the loneliness trap, so build communication with others into your daily schedule.

## **DISTRACTIONS ARE EVERYWHERE**

Your workplace could be distracting from time to time but wait until you see what awaits you at home! From that pile of washing, to Netflix, Facebook, pets and of course Rightmove, no matter where you turn there will be something that wants your time.

Turn off all unnecessary apps and, if you need background noise, put on the radio rather than the TV, or you'll soon find yourself getting dragged into the next big boxset and your working day will end before it's started.

## **BREAK TIME**

You will go crazy if you don't build some fresh air and exercise into your day. Maybe take a walk around lunch time, or even read a chapter of a book in the garden (weather and government permitting). Many home workers also advocate an afternoon siesta for recharging the batteries, so if you're feeling a little tired, why not have 40 winks?

## **DAILY GOALS**

What do you want to achieve today? Your homeworking life will be different from your time in the office, so make sure you set yourself goals – that way, you're in control of what you complete each day and you know you've been productive.

# HOW TO SURVIVE IF YOU MUST WORK FROM HOME

## AS NORMAL AS POSSIBLE

At NEXA we understand that this is a strange time and, where possible, it's beneficial to keep things as normal as possible, whilst being respectful of your health and that of others. Working from home can help and if you have a structure, set rules, are mindful of your mental health, and stay away from distractions and set goals, life can continue without too much disruption.





# The 'Account Manager' approach to Estate Agency

Written by Jamie Gray (Director at NEXA)

As an industry, Estate Agency has one of the poorest reputations when it comes to perception of service and value for money. It can be so painfully frustrating to deal with estate agents whether you're a seller, buyer, tenant or Landlord. The reason for this is that there is no common theme throughout the customer journey and there is no one single point of contact.

We've all been to view a property where it feels either the person showing us the property has never seen it before, knows nothing about it and can't answer any questions on it. There are not many industries where you can sell something worth £300,000 and know nothing about it. In that respect, as an industry, we probably have the worst ratio of value of product vs quality of service.

At NEXA we have created an 'Account Manager' styled approach whereby as a customer you deal with one individual through your entire property journey, and by doing so, create such a strong working connection that you'll never need to look anywhere else for any of your property needs, requirements or questions.

Our approach, unlike the traditional methods, properly and financially reward our Account Managers' for the successes they achieve for their customers, whether it be renting out a property, selling a property or even working on behalf of investors and developers. This approach means we are able to attract the best people, in turn creating a better customer experience. One of the most refreshing aspects of this approach for our customers, is just having someone on the end of the phone whenever anything is needed. It can again be painfully frustrating to call an office, and have no one available after 5pm or have to wait for a call back, or have to explain your problem over and over to different people.

# The 'Account Manager' approach to Estate Agency

Written by Jamie Gray (Director at NEXA)

We live in a world where communication is expected instantly and with our Account Managers', they are just a text message, WhatsApp, phone call or email away, and generally readily available anytime of day, any day of the week because this is the level of close relationship they have built with their customers.

As a business and a group of people, the fact that we have more 5\* Google reviews than any other agent in Portsmouth is testament to how far we have come in just 2 years and how well we have been able to serve our customers.

Give us a call and have a chat with one of our Account Managers to see how different we are, even if you just want to get a feel for what your home is worth – we'd be delighted to help.

Or if you would just like to keep up to date with what's happening in the world of Portsmouth or Bristol property then get in touch and we'll send you a detailed monthly market report.





# How to reduce your anxiety when buying a home

Written by Jake Gready  
(Managing Director at NEXA Bristol)

It's not everyday that you buy a home – it's more than a purchase, it's an investment in your future, a place where memories will be made and stored. Buying a home is an emotional rollercoaster. Whether you're buying for the first time or not, it's rare for two experiences to be the same. Because of the amount of money you're spending, your stress and anxiety can increase – it's not uncommon for buyers to cry, feel nervous and utterly frustrated. But at NEXA we have helped hundreds of people move; here is our advice on how to reduce your anxiety when buying a home.

## **WE ARE HERE TO HELP**

The house buying process in the UK is not straightforward. There are many people involved, such as those in your chain, their solicitors, mortgage lenders and surveyors. With so many people involved, as well as other buyers and sellers, it's only natural that there may be a bump or two along the way.

When it comes to buying a property, we have seen it all; whatever challenges you face, we've already been through it with a past client. Should your seller be having second thoughts, or an issue arise on your survey, before panic sets in come and have an open and honest conversation with our team. Communication is such a healer, and talking through any problems may help you to clear the fog and make the right decision for you and your family.

## **SECOND THOUGHTS ARE NORMAL**

Getting cold feet and wondering whether that's a sign? Everyone has doubts during the sales process, especially as the financial transaction is so big and there will be several weeks before you can move into your new home. Strong emotions and the long wait can raise questions: have I chosen the right house? Is it in the right location? Can I live with the flooring? Am I buying at the right time?



# How to reduce your anxiety when buying a home

Written by Jake Gready  
(Managing Director at NEXA Bristol)

The truth is that feeling this way is incredibly common, and be assured it will pass.

## **BE IN CONTROL**

Don't take a back seat in your move, be present. What we mean by this is keep in touch with everyone involved in the purchase of your property, understand what they want from you and when. Delays can create doubts in the minds of everyone in the chain, which is why it's essential that you do everything you can to keep your purchase progressing – returning calls quickly, emailing paperwork when requested, making decisions swiftly.

Silence can be deafening when you're buying a home. At NEXA we make sure that you're always updated, and feel free to call should you need reassurance. Just because buying a home in Bristol is an everyday thing for us doesn't mean we don't understand how out of control you can feel.

## **WHEN THE GOING GETS TOUGH**

We are hoping that you have a wonderful experience, but should the going get tough then start to think back to why you fell in love with the property in the first place. What is it that you envisaged? Did you imagine your summers sat in the well-kept garden, looking at that incredible view in the distance? Was it the kitchen that stole your heart – the beautiful design and practical layout catching your culinary eye? Does how the property is laid out provide the perfect solution for you and your family, or is the location exactly where you wanted to be?

You didn't make the decision to buy this home lightly, there was something that called to you as you walked through the door. Keep your focus on how it will be living there and you may start to feel some of those worries fade away.



# Ambition is enthusiasm with a purpose

**Written by Neil Thorpe  
(Managing Director at NEXA Portsmouth)**

Two years ago, I made a huge decision to open up NEXA properties. After working in the industry for seven years for a local independent company, I was approached to set up NEXA. This was a very difficult choice to make as my previous employer had always looked after me and were a great company to work for, however, I felt I had outgrown my role and with my ambitious nature there was nowhere for me to grow any further.

Two years on, I can honestly say, that decision was one of the best of my life.

Statistics show on Rightmove that NEXA are not only a recognised local agent but now an established and trusted agent, which is something I am passionate about. Opening NEXA was not about repeating what other agents do, it was about creating that unique personal service that sets us apart. In two years, NEXA have in excess of 125 FIVE\* Google reviews, these are genuine reviews from customers who are genuinely happy.

More importantly the service I have been able to deliver has created an ethos through all of our staff who are committed to delivering the same. I have gained customers from referrals that have turned into not just customers but new friends. I have helped people move from houses where they have been unable to sell with other agents for nearly two years. I genuinely care and I am passionate about ensuring NEXA continue delivering a customer service which is above and beyond the industry norm.

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# Ambition is enthusiasm with a purpose

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(Managing Director at NEXA Portsmouth)

NEXA now employs 17 members of staff, we have a vibrant and enthusiastic workforce who all understand what we are trying to create. It's important to me that we employ staff that embrace our principles but more importantly apply the correct attitude to provide that above and beyond customer service.

The catalyst for all of this... my son. Hard work and determination are two fundamental attributes to achieve success.

I ensure I live by these principles everyday to ensure I can provide my son the best possible life. I believe that to be passionate about something you always need your 'why?'

I am looking forward to seeing where the next two years takes us... Happy Anniversary to me!





# THE “COVID-19” PROPERTY MARKET

We are in unprecedented times with some huge challenges ahead and the effects of the virus have already begun sweeping through the property sector. The last few years have been challenging enough with the backdrop of one of the biggest political crises since WWII (Brexit). And out of that frying pan we have jumped two feet into the fire of Covid-19, one of the biggest social crises since WWII.

The property market is being hit across the board;

1. Universities have closed their doors, leaving a big question hanging as to how Landlords will ensure they receive their rent from students.
2. Many tenants will be struggling to get into work or self-isolating meaning incomes are falling away and their ability to pay rent will be called into jeopardy.
3. Landlords require this rent to cover their mortgage payments and is often their sole source of income

4. Buyers are naturally apprehensive about viewing properties and have some concerns with long term property values.

5. Sellers are naturally apprehensive about having people in their homes

6. Whether you're a buyer, seller, Landlord or tenant this Virus will be having a considerable impact on your daily life and market confidence.

To be fair, the Government has stepped in to reassure that jobs, businesses and livelihoods will be protected but much of this assurance is yet to turn into real substance. Watch this space.

At NEXA, we are doing what we can to operate as business as normal and continue to serve our customers in whatever way is required, including making provisions for skype & Facetime viewings.

# THE “COVID-19” PROPERTY MARKET

However we also understand our social duty and are taking every precaution necessary and following Government guidelines.

Fortunately, we have the perfect business model that can adapt to these challenging times, as all our Client Directors are individually responsible for each of their properties and each of their clients and so can continue to provide a high level of individual customer service from any working environment, including managing transactions between all solicitors, mortgage brokers and undertaking viewings, in person or via technology.

The good news in all this is that market fundamentals still remain strong, and boosted by record low interest rates which is great news for buyers and investors and current home owners that want to re-mortgage or improve their current terms.

The turn of the year has seen a huge increase in market activity and I would like to think that although these current challenges are unprecedented, they are short-term and in the long run, market fundamentals look strong.

There are always opportunities to grow, innovate and we are on hand to do this regardless of what is happening around us. We are pushing forward and growing our business and finding ways in which we can continue to add value to our customers.

**Written by Jamie Gray  
(Group Managing Director)**



**WE HAVE MORE**  
**5\* GOOGLE REVIEWS**  
**THAN ANY OTHER ESTATE**  
**AGENT IN PORTSMOUTH**

**NEXA**

**LIKE AN ESTATE AGENT**  
***(ONLY MUCH BETTER)***

**WE HAD MORE**  
**5\* GOOGLE REVIEWS**  
**IN THE LAST YEAR THAN**  
**ANY OTHER ESTATE AGENT**  
**IN BRISTOL**

The logo for NEXA features the word "NEXA" in a bold, sans-serif font. The letter "E" is stylized as a blue-outlined square with a white center, and the letter "X" is formed by two overlapping blue-outlined shapes, creating a central white space. The letters "N" and "A" are white with blue outlines.

**LIKE AN ESTATE AGENT**  
***(ONLY MUCH BETTER)***



# OUR CUSTOMERS

“**Customer feedback** means a lot to us, and we’re very proud of all our **5\* reviews** this year”



“Nexa have been extremely helpful and efficient with the sale of our property. The staff are nothing but friendly and hardworking throughout the whole process.”

“We have just bought a flat through Nexa and couldn’t recommend them enough. The whole process was easy and smooth and they communicated with us throughout the whole process and helped us with so many things!”

“We have nothing but praise for Nexa Properties. Punctual and Professional at all times. We started using Nexa as a lot of other agents were not as Friendly and professional and we were constantly chasing them, not the case here, we have not been dissapointed.”

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# **N OF OUR PROPERTIES**

# THE OLD RECTORY, WIDLEY, PO7 5AA



## CLIENT DIRECTOR

Neil Thorpe

neil@nexaproperties.com

02392 295046

www.nexaproperties.com

**Price: £800,000**

## HIGHLIGHTS

- 🏠 DETACHED HOUSE
- 🏠 GEORGIAN STYLE
- 🏠 GRADE II LISTEN
- 🏠 GENEROUS ROOM SIZES
- 🏠 LARGE DRIVEWAY
- 🏠 CARPORT & GARAGE

# THE OLDE COACH HOUSE, HAVANT, PO9 3JH



## CLIENT DIRECTOR

Darrell Manchip

darrell@nexaproperties.com

02392 295046

www.nexaproperties.com

**Price: £790,000**

## HIGHLIGHTS

- 🏠 FIVE BEDROOM
- 🏠 FOUR BATHROOMS
- 🏠 UTILITY ROOM
- 🏠 KITCHEN WITH ISLAND
- 🏠 DOUBLE GARAGE
- 🏠 CONSERVATION AREA

# SOUTH WALK, BOGNOR REGIS, PO22 7RW



## CLIENT DIRECTOR

Joe Feast

[joe@nexaproperties.com](mailto:joe@nexaproperties.com)

02392 295046

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

**Price: £700,000**

## HIGHLIGHTS

- 🏠 THREE DOUBLE BEDROOMS
- 🏠 DETACHED BUNGALOW
- 🏠 LARGE LIVING ROOM
- 🏠 SEPERATE DINING ROOM
- 🏠 MODERN KITCHEN
- 🏠 UTILITY ROOM

# WILBERFORCE ROAD, SOUTHSEA, PO5 3DR



## CLIENT DIRECTOR

Darrell Manchip







[darrell@nexaproPERTIES.com](mailto:darrell@nexaproPERTIES.com)

02392 295046

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

**Price: £675,000**

## HIGHLIGHTS

-  ONWARD CHAIN
-  SIX BEDROOMS
-  SEMI-DETACHED HOUSE
-  WEST FACING GARDEN
-  OFF-ROAD PARKING
-  SINGLE GARAGE

# CAMBRIDGE MEWS, SOUTHSEA, PO5 3LY



## CLIENT DIRECTOR

Neil Thorpe

Neil@nexaproperties.com

02392 295046

www.nexaproperties.com

**Price: £575,000**

## HIGHLIGHTS

- 🏠 NEW BUILD HOME
- 🏠 HIGH SPECIFICATION
- 🏠 10 YEAR BUILDING WARRANTY
- 🏠 EN-SUITE TO MASTER
- 🏠 REAR ACCESS



# WEST HILL CLOSE, WOKING, GU24 0EX



## CLIENT DIRECTOR

Sam Broadbent







sam@nexaproperties.com

02392 295046

www.nexaproperties.com

**Price: £550,000**

## HIGHLIGHTS

-  DETACHED BUNGALOW
-  THREE BEDROOMS
-  TWO RECEPTION ROOMS
-  CORNER PLOT
-  PRIVATE REAR GARDEN
-  POTENTIAL TO EXTEND

# LONDON ROAD, WIDLEY, PO7 5AA



## CLIENT DIRECTOR

Neil Thorpe

Neil@nexaproperties.com

02392 295046

www.nexaproperties.com

**Price: £500,000**

## HIGHLIGHTS

- 🏠 NEW BUILD HOME
- 🏠 THREE BEDROOMS
- 🏠 10 YEAR NHBC WARRANTY
- 🏠 SPACIOUS GARDEN
- 🏠 NO FORWARD CHAIN

# NORTH MEAD, CHICHESTER, P019 6EG



## CLIENT DIRECTOR

Joe Feast

[joe@nexaproperties.com](mailto:joe@nexaproperties.com)

02392 295046

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

**Price: £465,000**

## HIGHLIGHTS

- 🏠 THREE DOUBLE BEDROOMS
- 🏠 BALCONY TO MASTER
- 🏠 MODERN KITCHEN
- 🏠 GARDEN WITH PATIO
- 🏠 TWO EN-SUITES & WC
- 🏠 TWO PARKING SPACES

# LANNINGS WAY, MIDHURST, GU29 9HQ



## CLIENT DIRECTOR

Christopher Smeed  
chris@nexaproperties.com  
02392 295046

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

**Price: £425,000**

## HIGHLIGHTS

- 🏠 LANDSCAPED GARDEN
- 🏠 QUARTZ STONE WORK TOPS
- 🏠 DESIGNER BATHROOMS
- 🏠 LANDSCAPED GARDEN
- 🏠 WOOD BURNING STOVE

# BONNAR ROAD, WEST SUSSEX, PO20 9AT



## CLIENT DIRECTOR

Sam Broadbent







[sam@nexaproPERTIES.com](mailto:sam@nexaproPERTIES.com)

02392 295046

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

**Price: £425,000**

## HIGHLIGHTS

-  NO FORWARD CHAIN
-  THREE/FOUR BEDROOMS
-  TWO RECEPTION ROOMS
-  TWO CAR DRIVEWAY
-  EN-SUITE SHOWER
-  LANDSCAPED REAR GARDEN

# CRANBROOK ROAD, BRISTOL, BS6 7BU



## CLIENT DIRECTOR

Ricardo Retamales  
ricardo@nexabristol.com  
01173 634411

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

**Price: £1,195,000**

## HIGHLIGHTS

- 🏠 6 SEPERATE APARTMENTS
- 🏠 PARTLY REFURBISHED
- 🏠 RETAINED FEATURES
- 🏠 EXCELLENT INVESTMENT
- 🏠 CLOSE TO THE UNIVERISTY

# CAPRICORN PLACE, BRISTOL, BS8 4SX



## CLIENT DIRECTOR

Rob Pain

[robpain@nexabristol.com](mailto:robpain@nexabristol.com)

01173 634411

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

**Price: £625,000**

## HIGHLIGHTS

- 🏠 TOP FLOOR APARTMENT
- 🏠 TWO DOUBLE BEDROOMS
- 🏠 BALCONY & SEPARATE TERRACE
- 🏠 ELECTRIC HEATING
- 🏠 VIEWING ESSENTIAL
- 🏠 EN-SUITE TO MASTER

# THE ANCHORAGE, BRISTOL, BS1 6UZ



## CLIENT DIRECTOR

Ollie Canning







[ollie@nexabristol.com](mailto:ollie@nexabristol.com)

01173 634411

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

**Price: £595,000**

## HIGHLIGHTS

-  PENTHOUSE
-  NO CHAIN
-  WRAP AROUND BALCONY
-  RIVER VIEWS
-  BESPOKE QUARTZ WORKTOPS
-  SPACIOUS



# STONEY STEEP, PORTISHEAD, BS20 6LG



## CLIENT DIRECTOR

Rob Pain

[robpain@nexabristol.com](mailto:robpain@nexabristol.com)

01173 634411

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

**Price: £560,000**

## HIGHLIGHTS

- 🏠 DETACHED COTTAGE
- 🏠 THREE DOUBLE BEDROOMS
- 🏠 TWO LARGE RECEPTIONS
- 🏠 KITCHEN/BREAKFAST ROOM
- 🏠 QUIET LOCATION
- 🏠 LARGE TIERED GARDEN

# DENHILRIC, BACKWELL, BS48 3LL



## CLIENT DIRECTOR

Rob Pain







[robpain@nexabristol.com](mailto:robpain@nexabristol.com)

01173 634411

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

**Price: £475,000**

## HIGHLIGHTS

-  SEMI DETACHED HOUSE
-  FOUR BEDROOMS
-  SPACIOUS LIVING AREA
-  WELL PRESENTED
-  AMPLE OFF ROAD PARKING
-  CLOSE TO ALL AMENITIES









## CLIENT DIRECTOR

Simon Coghlan-Forbes  
simon@nexabristol.com  
01173 634411

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

**Price: £460,000**

## HIGHLIGHTS

-  MODERN DETACHED HOME
-  FOUR DOUBLE BEDROOMS
-  EN-SUITE TO MASTER BEDROOM
-  LARGE MODERN KITCHEN/DINNER
-  UTILITY ROOM
-  NO ONWARD CHAIN

# BROAD LANE, PLOT 1 -7, YATE, BS37 7LB



## CLIENT DIRECTOR

Jake Gready







[jake@nexabristol.com](mailto:jake@nexabristol.com)

01173 634411

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

**Price: £329,950**

## HIGHLIGHTS

-  NEW BUILD
-  LAWN & PATIO LAID
-  CARPET & FLOORING LAID
-  GAS CENTRAL HEATING
-  EN-SUITE TO MASTER BEDROOM
-  NEXT TO COUNTRYSIDE

# THE CRESCENT, HANNOVER QUAY, BS1 5JR



## CLIENT DIRECTOR

Jake Gready







[jake@nexabristol.com](mailto:jake@nexabristol.com)

01173 634411

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

**Price: £350,000**

## HIGHLIGHTS

-  HARBOURSIDE APARTMENT
-  WATERFRONT VIEWS
-  TWO DOUBLE BEDROOMS
-  OPEN PLAN LIVING SPACE
-  MODERN INTEGRATED HEATING
-  COMMUNAL GARDENS

# G BOUTIQUE HOTEL, SOUTHSEA, PO4 0NQ



## CLIENT DIRECTOR

Jamie Gray

[jamie@nexaproperties.com](mailto:jamie@nexaproperties.com)

02392 295046

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

**SOLD**

## HIGHLIGHTS

-  14 BEDROOM HOTEL
-  LUXURY FURNISHED ROOMS
-  SEAFRONT LOCATION
-  INVESTMENT
-  LARGE COMMUNAL SPACES
-  RESTAURANT & BAR

# LONDON ROAD, NORTHEND, PO2 9HF



## CLIENT DIRECTOR

Christopher Smeed  
chris@nexapropertiesl.com  
02392 295046

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

**SOLD**

## HIGHLIGHTS

- 🏠 DEVELOPMENT POTENTIAL
- 🏠 TRIPLE GARAGE
- 🏠 SOUTH WEST FACING GARDEN
- 🏠 SIX BEDROOMS
- 🏠 CONSERVATORY
- 🏠 IDEAL LOCATION

# SILVERTREES, EMSWORTH, PO10 7ST



## CLIENT DIRECTOR

Sam Broadbent






[sam@nexaproperties.com](mailto:sam@nexaproperties.com)

02392 295046

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

**SOLD**

## HIGHLIGHTS

-  DETACHED FAMILY HOME
-  FOUR BEDROOMS
-  LARGE LIVING ROOM
-  MODERN KITCHEN/DINER
-  EN-SUITE TO MASTER BEDROOM
-  SECLUDED GARDEN



# LITTLE HAZELS, BOGNOR REGIS, PO22 6DT



## CLIENT DIRECTOR

Joe Feast







[joe@nexaproperties.com](mailto:joe@nexaproperties.com)

02392 295046

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

**SOLD**

## HIGHLIGHTS

-  REFURBISHED THROUGHOUT
-  OVER 100FT GARDEN
-  LARGE PATIO AREA
-  FOUR DOUBLE BEDROOMS
-  LARGE UNTILITY ROOM
-  NO CHAIN

# HORDERS VIEW, SOUTHAMPTON, SO32 2FQ



## CLIENT DIRECTOR

Matthew Marsh







[matthew@nexaproPERTIES.com](mailto:matthew@nexaproPERTIES.com)

02392 295046

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

**SOLD**

## HIGHLIGHTS

-  PRIVATE GARDEN
-  BALCONY
-  FAMILY BATHROOM
-  SPACIOUS & VERSATILE
-  DOUBLE DRIVEWAY
-  EASY REACH SHOPS

# HERITAGE GARDENS, FAREHAM, PO16 9BZ



## CLIENT DIRECTOR

Matthew Marsh

[matt@nexaproperties.com](mailto:matt@nexaproperties.com)

02392 295046

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

**SOLD**

## HIGHLIGHTS

-  RENOVATED THROUGHOUT
-  LARGE GARDEN WITH DECKING
-  SUMMER HOUSE & SHED
-  BATHROOM & EN-SUITE
-  MODERN FITTED KITCHEN
-  LOCAL AMENITIES

# CHARLCOMBE RISE, PORTISHEAD, BS20 8ND



## CLIENT DIRECTOR

James Hughes







[james@nexabristol.com](mailto:james@nexabristol.com)

01173 634411

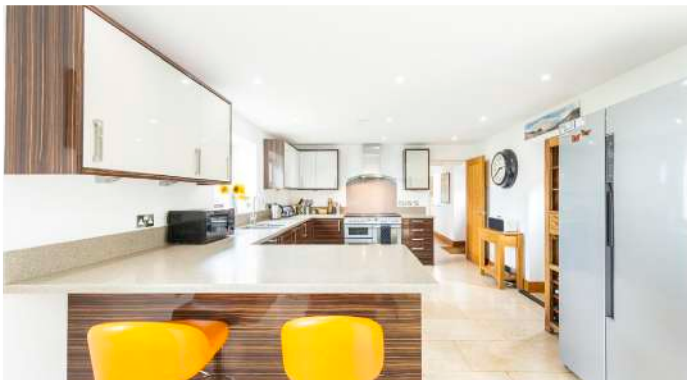
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**SOLD**

## HIGHLIGHTS

-  DETACHED
-  FOUR BEDROOMS
-  OPEN PLAN KITCHEN
-  FANTASTIC SUNSET VIEWS
-  DOUBLE GARAGE
-  STUDY

# LONG BARN, BRISTOL, BS30 5LX



## CLIENT DIRECTOR

Jake Gready







[jake@nexabristol.com](mailto:jake@nexabristol.com)

01173 634411

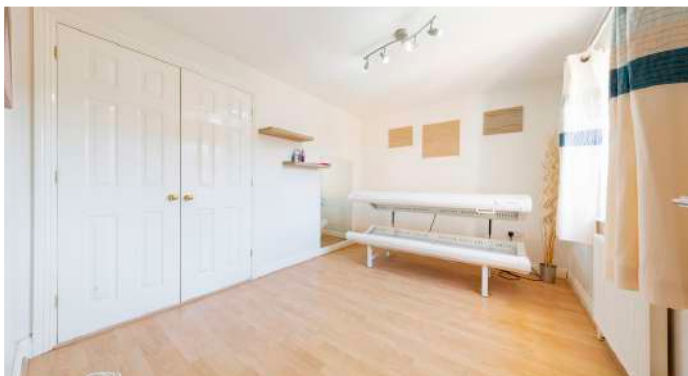
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**SOLD**

## HIGHLIGHTS

-  BARN CONVERSION
-  DETACHED BARN
-  UNDER FLOOR HEATING
-  COUNTRYSIDE ALL AROUND
-  RURAL LOCATION
-  LARGE GARDEN

# SHAW CLOSE, BRISTOL, BS16 9LD



## CLIENT DIRECTOR

Jake Gready







[jake@nexabristol.com](mailto:jake@nexabristol.com)

01173 634411

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

**SOLD**

## HIGHLIGHTS

-  EXECUTIVE PROPERTY
-  FOUR DOUBLE BEDROOMS
-  DOUBLE GARAGE
-  MODERN DECORATION
-  RECENT DOUBLE GLAZING
-  RECENTLY FITTED BOILER

# FIELD VIEW DRIVE, BRISTOL, BS16 2TT



## CLIENT DIRECTOR

Jake Gready







[jake@nexaproperties.com](mailto:jake@nexaproperties.com)

01173 634411

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

**SOLD**

## HIGHLIGHTS

-  FOUR BEDROOMS
-  SUN ROOM
-  LARGE KITCHEN/DINER
-  STUDY/PLAYROOM
-  LARGE GARDEN
-  DOWNSTAIRS WC

# OUR OFFICE LOCATIONS



BRISTOL OFFICE

PORTSMOUTH OFFICE



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