

SELLING GUIDE



KEY FACTS & STATS



£611,948,955 OF PROPERTY AND LAND

SOLD IN THE LAST 12 MONTHS*

5710



PEOPLE MOVED IN 2023*



**WE DEALT WITH IN EXCESS OF
1 MILLION
TELEPHONE CALLS IN 2023**



2,455,508
WEB HITS*

1991



**THE YEAR BRIDGES OPENED ITSELF
TO THE SURREY & HAMPSHIRE PUBLIC**

2018



**THE YEAR ORCHARD
JOINED THE BRIDGES GROUP**

2021

**BRIDGES
HOOK OFFICE
OPENED**

2022

**BRIDGES
BASINGSTOKE
OFFICE OPENED**



100+ **MEMBERS
OF STAFF**

12
OFFICES



* Group stats taken from Sales office 1st January 23 - 31st December 23

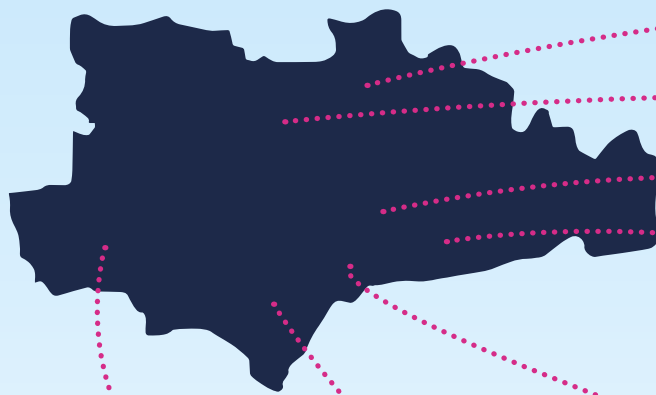
SELL YOUR HOME SMOOTHLY, FOR THE BEST PRICE, WITH THE BEST PEOPLE.

**OUR TEAM ARE EXPERTS IN
GUIDING YOU THROUGH YOUR
SALE FROM START TO FINISH.**

*Don't just take our word
for it. Check out what
our clients say here...*



THE BENEFITS OF USING A MULTI OFFICE INDEPENDENT ESTATE AGENT.



DEDICATED CLIENT MANAGER - WE KNOW OUR MARKET!

98% of our staff live in the area in which they work!

FULLY QUALIFIED BUYERS

15% Lower than the national average of aborted sales.



EVERY BASE IS COVERED

Press, mobile, desktop, laptop and tablet. We have you covered.



ALL INCLUSIVE SERVICE

Bridges do everything unless you tell us not to!



SALES PROGRESSION

Overseeing the process from offer to exchange with experience, composure and comfort.



NO SALE NO FEE

Results are what we are paid for, if you don't move, you don't pay us.



90%

of buyers move within a 10 mile radius of their current home.



**4.9/5 AVERAGE
CUSTOMER REVIEW**



A SERVICE BUILT TO STAND OUT.

AS A FULL SERVICE ESTATE AGENT, WE DO EVERYTHING, UNLESS OF COURSE YOU DON'T WANT US TO.

A bespoke service and tailored marketing gives you the confidence that we will sell your home.

With 100% accompanied viewings and guaranteed feedback means that more offers are made, giving you the best chance of selling at an optimum price.



LET'S TAKE YOUR PROPERTY MARKETING TO THE NEXT LEVEL.



ADVISING YOU OF CHANGES THAT CAN BE MADE TO THE MARKETING STRATEGY BASED ON THE FEEDBACK WE HAVE HAD ENSURES YOU CAN MAKE INFORMED DECISIONS.

MARKETING YOUR HOME TO A WIDER AUDIENCE

With national and local exposure, our marketing can reach the buyers that many agents find unreachable. From our award winning website at www.bridges.co.uk, to the national portals on Rightmove, Zoopla and Primelocation, we put you firmly in front. As ever, the best piece of technology for Bridges is the telephone, and with a firm strategy to contact the best buyers first by telephone, we genuinely believe we know your buyer.

SUPPORT YOU CAN COUNT ON

Every home we market has a dedicated client manager to sell your home, from entry to market to the day you hand the keys over. With direct dial access and access to mobile numbers they are available to you 24 hours a day for any question you may have.

BEST PRICING POLICY

Accurate valuations determine the best price to ask to achieve maximum demand and top results. Competition created by our agents builds desire and urgency for buyers to pay more to secure your home before they miss out. Determined to achieve the best price for our clients, we utilise the most effective negotiation techniques transparently and ethically to result in the best possible outcome for our clients.

**Experienced.
Convenient.
Responsive.**

**Think
Bridges.**



A PICTURE PAINTS A THOUSAND WORDS... AND COULD ADD THOUSANDS OF POUNDS

Your most valuable asset is worthy of perfect re-presentation, and to help get you the best price for your property, we advise using the very best marketing to showcase your property and get buyers excited to view – video, photography, online media and property portals, and social media.

A small investment can add thousands to the price you achieve for your home, setting it aside from other properties on the market and putting it at the top of a buyer's shortlist to view.

PROPERTIES MARKED WITH PROFESSIONAL PHOTOGRAPHY HAVE A PROVEN INCREASED ONLINE CLICK-THROUGH RATE, RECEIVE MORE ENQUIRIES MORE QUICKLY, AND RESULT IN A FASTER SALE FOR THE BEST POSSIBLE PRICE.

KEY FEATURES OF PERFECT PRESENTATION

- Professional Hi-Res Photography
- RICS Certified Floorplan including Square Footage
- Professional 'Quick Tour' videography optimised for mobiles, tablets, and social media
- Elevated Exterior Drone footage



Bridges

LIGHTS CAMERA BRIDGES

Introducing Enhanced Media Packs
PROPERTY MARKETING LEVELLED UP..

VIDEO SPEED
TOURS

DRONE
PHOTOGRAPHY

RICS
FLOORPLANS

PROFESSIONAL
PHOTOGRAPHY

WHY CHOOSE US?



IF YOU ARE LOOKING FOR AN AGENT THAT IS PRO-ACTIVE, ENTHUSIASTIC, KNOWLEDGEABLE, INNOVATIVE, EXPERIENCED AND EMPATHETIC, THEN LOOK NO FURTHER.

WE WILL SELL YOUR HOME

Accompanied viewings are an essential part of our service, your dedicated client manager will give you feedback and negotiate all offers. We will qualify buyer's ability to purchase meaning you can make an informed decision when considering an offer.

NO SALE, NO FEE

Results are what we get paid for, if you do not move you do not pay us. Keeping us motivated to achieve a sale for you at the highest price to the best possible buyer.

PROFESSIONAL STANDARDS

As NAEA Propertymark licensed agents we deliver reliable advice on all residential property related matters. Continual professional development ensures our agents are always on top of their game and better than the competition.

FEEDBACK AND COLLABORATION

Our success has been built on working with our clients as well as for our clients. Detailed feedback from buyers and discussion built upon this feedback is crucial to achieving the very best price for your home. Contactable via a range of mediums including telephone, email and WhatsApp, our client managers are always on hand to discuss your sale when you need us.

MARKETING THAT DEMANDS ATTENTION

Our knowledge of the most effective marketing practices will ensure more people view your property. We are well known for our eye catching, on trend advertising, our brightly coloured unique heart shaped boards and we are the only local agent to produce a monthly digital newsletter.

OUR NETWORK

Our network of offices covering Hampshire and Surrey allow us to attract the very best buyers from a variety of locations. Research has shown that 90% of buyers look to move within a 10 mile radius of their current property meaning we have you covered!

LONDON BUYERS

Want a better price for your property?
We can help you achieve a better deal because of the way we market to the lucrative London buyer and investor markets.



WHETHER SELLING, LETTING, BUYING OR RENTING...

Alderbury

Tadley

Kingsclere

Sherfield
on Loddon

Stratfield
Turgis

Eversley

Wokingham

Bracknell

Ascot

Bagshot

CAMBERLEY

Blackwater
Hawley

FRIMLEY

Bisley

Horsell

Woking

Brookwood

Mytchett

Pirbright

Worplesdon

Normandy

Wood Street
Village

Guildford

Wanborough

Tongham

ALDERSHOT

Badshot Lea

Hindhead

Chiddingfold

Bordon

Alton

Medstead

HOOK

Rotherwick

Chineham

BASINGSTOKE

Oakley

Overton

Hartley
Wintney

Bassetts Mead

Dogmersfield

Odiham

Upton Grey

South
Warnborough

FLEET

Church
Crookham

Crondall

FARNHAM

FARNBOROUGH

ASH VALE

Ash

Bridge
SOLD

Bridge
RENTED

WE'VE GOT YOU COVERED

THE PROCESS

STEP 1



THE VALUATION

Our agent will visit your property and discuss a strategy to secure the best possible buyer at the best possible price, based on our expert knowledge of local property trends and your needs.

STEP 2



PREPARING AND MARKETING YOUR HOME

We offer a selection of marketing packages including options for Professional Video Speed Tour, Professional Photography, RICS Certified Floorplan and Drone Videography and Photographs. We will introduce suitable buyers to your home and work with you on a tailor-made marketing strategy.

STEP 3



OFFERS AND AGREEING A SALE

When putting offers forward to you, we will always take the time to discuss the buyer's position, and ability to proceed, having checked thoroughly the proposition from each potential buyer.

STEP 4



THE LEGAL STUFF

In order to ensure a smooth and speedy sale, instruct a conveyancer at the point of choosing us as your agent. Be prepared to closely liaise with them throughout the conveyancing process.

STEP 5



EXCHANGE OF CONTRACTS

When ready, your conveyancer will secure the exchange of contracts and confirm an agreed move date. Now the excitement begins to build!

STEP 6



COMPLETION

On completion day, when all the legal works are done, we will be on hand to organise key handover.



ALDERSHOT (Sales)
 ☎ Sales 01252 361501
 ✉ aldershot@bridges.co.uk



ALDERSHOT (Lettings)
 ☎ Lettings 01252 361555
 ✉ lettings@bridges.co.uk



ASH VALE
 ☎ Sales 01252 324466
 ☎ Lettings 01252 361555
 ✉ ashvale@bridges.co.uk



BASINGSTOKE
 ☎ Sales 01256 880001
 ☎ Lettings 01256 880011
 ✉ basingstoke@bridges.co.uk



FARNBOROUGH (Sales)
 ☎ Sales 01252 370001
 ✉ farnborough@bridges.co.uk



FARNBOROUGH (Lettings)
 ☎ Lettings 01252 359887
 ✉ lettings@bridges.co.uk



FARNHAM
 ☎ Sales 01252 723723
 ☎ Lettings 01252 361555
 ✉ farnham@bridges.co.uk



FLEET (Inc Land & New Homes)
 ☎ Sales 01252 628800
 ☎ Lettings 01252 359887
 ✉ fleet@bridges.co.uk



FRIMLEY
 ☎ Sales 01276 65100
 ☎ Lettings 01276 588100
 ✉ frimley@bridges.co.uk



HOOK
 ☎ Sales 01256 769999
 ☎ Lettings 01256 769998
 ✉ hook@bridges.co.uk



ORCHARD BY BRIDGES CAMBERLEY
 ☎ Sales 01276 685544
 ☎ Lettings 01276 588100
 ✉ sales@orchardbybridges.co.uk



THE HUB
 ☎ 01252 361550

BECOME PART OF OUR SUCCESS

If you would like to instruct Bridges to market your home, we have the enthusiasm, positive attitude and pro-active environment that will really make a difference to your move.

Get in touch today, call **01252 361551** or visit **www.bridges.co.uk** to find out more.

Bridges

