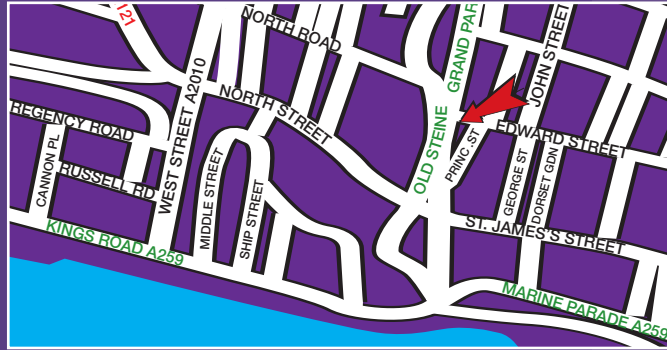
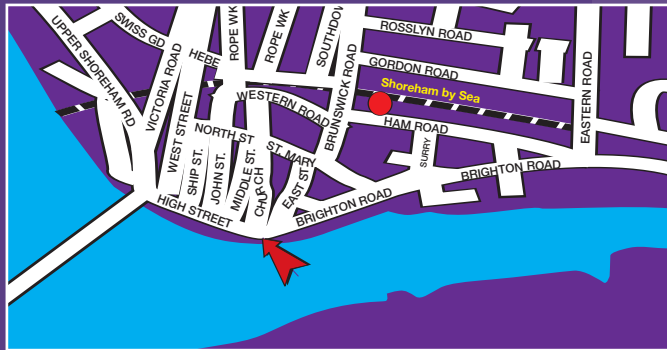


The difference is clear



Brighton



Shoreham-By-Sea

fitzhugh gates solicitors

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Residential Conveyancing



Fitzhugh Gates is one of the longest established legal practices in the area. We serve our clients from our offices in Brighton and Shoreham-by-Sea.

Each of our solicitors are experts in their respective fields, enabling the firm to offer a broad range of legal services to a high standard, at competitive rates.

THE RESIDENTIAL CONVEYANCING EXPERTS

For many of our clients their property is likely to be their most valuable asset but more than that it is their home. However, even if the client is an experienced property purchaser or investor we believe it is fundamentally important that our clients' property transactions proceed to completion in a smooth, efficient and stress free manner.



Our team of conveyancing experts can offer assistance from both our Brighton and Shoreham-by-Sea offices. You will always have a dedicated member of the team overseeing your matter so that you know who you are speaking to and they know your transaction. This personal touch is central to our philosophy of putting the client first and offering a premier service.

We also utilise up to date software and have online links to search agencies and the Land Registry. We can communicate with our service providers and our clients by whichever medium is the most efficient or most convenient for them. This greatly assists in speeding up the whole conveyancing process for our clients.

Our experts can assist in many areas of residential conveyancing including:-

- Buying – both freehold and leasehold – from first time purchases to dream home
- Selling – both freehold and leasehold – from the family home to the investment portfolio
- Mortgages & Re-mortgages – including equity release
- Lease extensions & Leasehold Enfranchisement
- Boundary disputes and other Property problems
- Home Information Packs



BUYING

These areas of law cover a wide range of legal circumstances and include:

Whether you are buying your first home or regularly purchase property to let or as an investment or have moved many times before we will have the team member with the expertise that you need. We can offer advice on all aspects of the transaction, including any potential future issues that may arise on re-sale. We can provide title insurance and deal with your mortgage company's requirements for you. We will also provide you with a full costs estimate and details of any disbursements such as Stamp Duty, Land Registry fees and search fees so that you are fully aware of the financial side of the transaction.

SELLING

Once a purchaser has been found we will assist in making sure that the sale proceeds smoothly, whether it is a sale only or linked to a chain of transactions. We can have almost instant access via our technology to all registered property so that we can draft your sale documents quickly. We will deal with all associated matters such as redeeming your mortgage, settling your estate agent's account, apportioning any service charges payable and many other aspects of the sale to help it proceed without any hitches. We can also advise you as to whether you need to seek further advice from one of our other departments eg. for example, our private client department for tax advice and wills

MORTGAGES & RE-MORTGAGES

You may want to re-mortgage your home for a variety of reasons; to release some cash, because you have discovered a better deal or because you have concerns about interest rates. Whatever, the reason we can deal with all aspects of this for you and we are on the panel of all major mortgage providers.

LEASE EXTENSIONS & LEASEHOLD ENFRANCHISEMENT

Many of our clients who own leasehold property are discovering that their leases are getting shorter and becoming less attractive to buyers and mortgage companies. We can arrange for a lease extension, either by negotiation with the freeholder, or using the current legislation providing for this. Alternatively, if you are a landlord who needs to extend their leases we can draw up all the necessary documentation for you. We also have the experts to deal on behalf of both tenants and landlords in cases of the tenants buying out the freehold of blocks of flats from the landlords.

BOUNDARY DISPUTES & OTHER PROPERTY PROBLEMS

We all hope that nothing will ever go wrong at our properties but should the worst happen we can help. We can advise you in the event of disputes of many kinds whether they be boundary disputes, rights of way, service charge issues and building defects. We can also provide you with expert assistance from our litigation department should further action ever be necessary.

HOME INFORMATION PACKS & OTHER PROPERTY LEGISLATION

We will advise our property clients of any property legislation which will affect their transaction. As we all know, legislation is constantly changing and we always ensure that our staff are kept fully up to date so as to be able to give you the most recent advice. We can also assist you in obtaining a home information pack if you are intending to put your property on the market after 1st August 2007 and it requires such a pack. If we have acted for you when you purchased your property we are likely to already have nearly all the legal information that such packs will require in our files which will substantially speed up the sale process.

WANT MORE ADVICE OR TO CONTACT ONE OF OUR EXPERTS?

Please feel free to contact us as set out below if you want any further advice or to instruct one of our conveyancing experts or if you would like an estimate:

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