



Capturing a *lifestyle*, selling a *home*...

Ready for your next move? Stand out from the crowd with unique home staging advice, an effective pricing strategy and show-stopping marketing, all expertly advertised where buyers are looking. Partnered with a personal, concierge style service, we've got you covered for everything you'll need for a successful home move...

Start your journey by...

- Popping the kettle on, ready for Nathan or Sian to arrive...
- They'll agree an effective pricing strategy with you - Rightmove data shows that if a property receives its first enquiry on the first day of marketing rather than after 2 weeks, its 60% more likely to find a buyer.
- Discuss easy home staging advice, to ensure your buyers fall in love at first sight.
- Give your home the VIP treatment with specialist lifestyle photography and a unique showcase video from our Media Manager, Scott, at no additional cost.
- We'll get all the inside information and top area tips from you to create a bespoke written description of your home.
- Your home will feature on our website and across Rightmove and Zoopla, with "premium" and "featured" options at no extra cost.
- High-profile social media advertising across Instagram, Facebook and YouTube, reaching over 80,000 users per month on average.



- Your property will be sent to all of our suitable, pre-qualified buyers.
- An "open house" launch day gives you the convenience of preparing for one block of pre-arranged viewings, whilst creating competition amongst your buyers to achieve the highest price for you.
- Contact, contact, contact...you'll hear from us with regular updates and feedback on your viewing appointments.
- Your offers will be handled with care and we ensure verification of buyer's proof of funds and ability to proceed before instructing solicitors.
- We insist your buyer's mortgage survey is booked within 14 days to avoid delays.
- Need a solicitor? We've got great recommendations.
- Kelly can provide expert, independent mortgage advice to ensure you get the very best rate, if you need it.
- Once you've accepted your offer, Chelsea will be your dedicated point of contact, providing updates from solicitors, to keep everything on track and running smoothly.






Our unique *social media* *marketing strategy...*

Helping you reach thousands more potential buyers...

Put your property in the spotlight and harness the power of expert social media advertising.

We do so much more than just add your property to our Facebook page. Gemma, our social media expert, will tailor a campaign that will strategically boost the visibility of your home across all social media channels to target serious buyers. This creates more competition when it comes to your open house event and driving your price up.



Production team

You'll gain from our social media reach...



3000+

Instagram followers (higher than any other local agents)



5,900

Facebook followers (higher than any other local agents)



30-38K

YouTube video views per month (no other agent utilises YouTube like we do!)




80K+

Users reached across Instagram & Facebook each month (on average)

Stats correct as of 25/01/2024.



Social media campaign



Home staging advice



Case study

Clevedon Avenue, Sully

After two challenging years on the market with three previous agents, we achieved a remarkable two-week sale for this vendor and their incredible beachfront property. We had six viewings and attracted a full asking price offer of £1,850,000.

Our social media campaign reached 33,000+ people in total, all belonging to a carefully targeted audience. When you factor in the views on our website and the property portals too, that's an incredible amount of exposure!



Case study

Amesbury Road, Penylan

After almost a year on the market with another local agent and two fallen-through sales, we met with the owners and agreed a new approach. We carried out an open house where we held ten viewings, agreeing an acceptable offer of £470,000 with the sale now completed.

Our winning formula made it happen; a unique blend of sophisticated marketing, home staging expertise, vast social media reach and niche local market insight.



We create the feeling of home on camera...

Selling the lifestyle your property offers to budding buyers is just as important as the décor, layout and location.

We captivate buyers' imagination by highlighting the experiences they could enjoy and memories they could make within the space.



Pet perfect...

Well-groomed and relaxed pets can highlight the home's cosy atmosphere, so you'll often find them featuring in our marketing photos!



Get in touch

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