Dock Makers Quarter- Price List

Dearing House, 1 Surry Street, Shoreham-by-sea, BN43 6DW
Published 00/00/0000

Availability	Plot	Address	Floor	Internal SqFt	Full Market Value £ [1]	Minimum Share %	Minimum Share £ [2]	Monthly Rent % [4]	Monthly Rent £ [4]	Estimated Monthly Service Charge £ [6]	Based on a 5% Deposit			Based on a 10% Deposit		
											Deposit Amount [3]	Monthly Mortgage [5]	Estimated Total Monthly Cost	Deposit Amount [3]	Monthly Mortgage [5]	Estimated Total Monthly Cost
1 Bedroom Apartment																
AVAILABLE	A2-01-13	12a Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	1st	528	£255,000	25%	£63,750	2.75%	£438.28	£95.11	£3,188	£332.56	£865.95	£6,375	£315.05	£848.44
AVAILABLE	A2-03-27	27 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	3rd	510	£260,000	25%	£65,000	2.75%	£446.88	£95.11	£3,250	£339.08	£881.06	£6,500	£321.23	£863.21
AVAILABLE	A2-05-33	33 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	5th	603	£277,500	25%	£69,375	2.75%	£476.95	£97.02	£3,469	£361.90	£935.87	£6,938	£342.85	£916.82
AVAILABLE	A2-05-34	34 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	5th	546	£277,500	25%	£69,375	2.75%	£476.95	£97.02	£3,469	£361.90	£935.87	£6,938	£342.85	£916.82
AVAILABLE	A2-05-35	35 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	5th	600	£285,000	25%	£71,250	2.75%	£489.84	£102.56	£3,563	£371.68	£964.08	£7,125	£352.12	£944.52
AVAILABLE	A2-05-36	36 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	5th	528	£267,500	25%	£66,875	2.75%	£459.77	£95.11	£3,344	£348.86	£903.73	£6,688	£330.50	£885.37
2 Bedroom Apartment																
AVAILABLE	A2-01-11	11 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	1st	582	£350,000	25%	£87,500	2.75%	£601.56	£128.49	£4,375	£456.45	£1,186.50	£8,750	£432.42	£1,162.48
AVAILABLE	A2-03-23	23 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	3rd	659	£327,500	25%	£81,875	2.75%	£562.89	£121.13	£4,094	£427.11	£1,111.13	£8,188	£404.63	£1,088.65
AVAILABLE	A2-03-24	24 Lapper House, 3Surry Street, Shoreham-by-sea, BN43 6DW	3rd	510	£330,000	25%	£82,500	2.75%	£567.19	£121.79	£4,125	£430.37	£1,119.34	£8,250	£407.71	£1,096.69
AVAILABLE	A2-03-25	25 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	3rd	649	£357,500	25%	£89,375	2.75%	£614.45	£128.49	£4,469	£466.23	£1,209.17	£8,938	£441.69	£1,184.63
AVAILABLE	A2-03-26	26 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	3rd	659	£357,500	25%	£89,375	2.75%	£614.45	£127.91	£4,469	£466.23	£1,208.59	£8,938	£441.69	£1,184.05
AVAILABLE	A2-04-28	28 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	4th	649	£337,500	25%	£84,375	2.75%	£580.08	£121.13	£4,219	£440.15	£1,141.35	£8,438	£416.98	£1,118.19
AVAILABLE	A2-04-29	29 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	4th	659	£332,500	10%	£33,250	2.75%	£685.78	£121.79	£1,663	£173.45	£981.02	£3,325	£164.32	£971.89
AVAILABLE	A2-04-30	30 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	4th	510	£360,000	10%	£36,000	2.75%	£742.50	£128.49	£1,800	£187.80	£1,058.79	£3,600	£177.91	£1,048.90
2 Bedroom Wheelchair Accessible Apartments																
AVAILABLE	A2-01-12	12 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DW	1st	807	£350,000	10%	£35,000	2.75%	£721.88	£127.91	£1,750	£182.58	£1,032.36	£3,500	£172.97	£1,022.75
3 Bedroom Apartment																
AVAILABLE	A2-02-14	14 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DX	2nd	649	£400,000	10%	£40,000	2.75%	£825.00	£151.53	£2,000	£208.66	£1,185.19	£4,000	£197.68	£1,174.21
AVAILABLE	A2-02-15	15 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DX	2nd	659	£395,000	10%	£39,500	2.75%	£814.69	£150.45	£1,975	£206.05	£1,171.19	£3,950	£195.21	£1,160.35
AVAILABLE	A2-03-21	21 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DX	3rd	510	£400,000	25%	£100,000	2.75%	£687.50	£149.13	£5,000	£521.66	£1,358.29	£10,000	£494.20	£1,330.83
AVAILABLE	A2-03-22	22 Lapper House, 3 Surry Street, Shoreham-by-sea, BN43 6DX	3rd	649	£395,000	25%	£98,750	2.75%	£678.91	£148.14	£4,938	£515.13	£1,342.18	£9,875	£488.02	£1,315.07

Mortgage Interest Rate	5.20%

* Wheelchair accessible apartments. This wheelchair accessible apartment is, at first, only available to households who need a wheelchair. Please speak to our sales team for more information.

**Parking is limited, please speak to the sales team to find out more.
Homes in Lapper House are available under the New Model Lease, with the exception of Flat 14 and Flat 22. Only certain homes under the New Model Lease are available from 10% shares. Minimum shares for each apartment are specified on the price list above. Speak to a member of the sales team for more details.

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

[1] Sale prices are based on a market valuation carried out by an Independent RICS Valuer every 3 months. Our sale prices are subject to change up until the point you have received a memorandum of sale from us, reserving your new home.

[2] Applicants will be required to purchase the amount that they can suitably afford, as assessed by a qualified and experienced advisor who is regulated to give mortgage advice.

Once you have received a memorandum of sale, the agreed sale price and any incentives are secured for the duration of that agreement. If you exceed your exchange deadline, then it is at our discretion whether we extend those terms.

[3] Both 5% and 10% deposits, and the corresponding estimated monthly mortgage, are shown. Your deposit value will vary depending on the mortgage product you are able to obtain and your personal circumstances.

[4] Rent is charged at the % shown on the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[5] Representative mortgage rate is based on a repayment loan over 30 years with an interest rate as indicated. Interest rates and deposit values you are eligible for will differ based on your personal circumstances.

[6] Service charge figures are estimates based on information provided to us by the developers and managing agents. Service charges are reviewed annually and are effective from 1st April each year. Service charges will increase year on year. You are advised to factor in any increases into your costings.

YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.

Shared Ownership terms and conditions apply. Please refer to Southern Housing's Shared Ownership Sales Policy for guidance on eligibility, the allocation of homes, our first come first served priority and assessing affordability, including our approach to 100% mortgages and cash buyers. www.southernhousing.org.uk/policy/shared-ownership-sales-policy