

# Pennyfather Lane at Foundry Gardens

## Haywards Heath RH16 4WQ

Pennyfather Lane is a new collection of two and three bedroom houses available for Shared Ownership on the edge of Haywards Heath, Sussex. Perfectly located, with easy-to-reach amenities and surrounded by areas of natural beauty.

Situated just south of the town centre, and two miles from Haywards Heath railway station, homes at Pennyfather Lane are ideally situated between London and Brighton making the city and the seaside appealingly accessible. As is the rest of the world with both Gatwick and Heathrow airports also within easy reach.

There is a thriving town centre high street and also a large number of schools within a 5 mile radius for a less stressful school run.

## Available:

No.	Postcode	Type
107, 114, 219, 220	RH16 4WQ	2 bedroom house
106, 115, 245, 246, 247, 255	RH16 4WQ	3 bedroom house

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder – by purchasing between 25% and 75% of the full price of a home. To be eligible for a Shared Ownership home at Pennyfather Lane:

- You must have a live or work connection with Mid-Sussex
- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

## Specification

Pennyfather Lane homes come with a selection of quality modern appliances, fittings and finishes.

There are fully fitted kitchens with selected appliances, and floor coverings throughout; each property is tastefully decorated in a timeless fashion, making it easier to alter elements according to your own decorative style.

### Kitchen

- Symphony Woodberry range units and Everest Black worktops
- Stainless steel 1.5 bowl sink with swivel mixer taps
- Zanussi single oven, ceramic hob and cooker hood
- Zanussi integrated fridge/freezer and washing machine
- Plumbing available for dishwasher
- Flooring in non-slip Novilon Vinyl

### Bathrooms

- Bath with thermostatic shower mixer
- Full height tiling around bath
- Shower screen
- Heated chrome towel rail
- Flooring in non-slip Novilon Vinyl

### Finishes

- Fitted carpets to sitting room, bedrooms and hallway
- White emulsion to walls and ceilings
- White gloss to woodwork

### General

- Predicted Energy Rating; B
- Parking space(s) for each home
- Turfed rear gardens

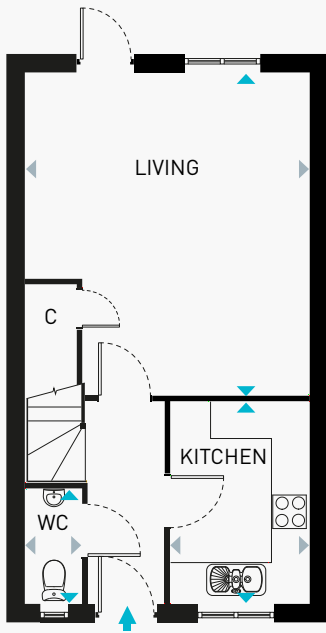


**CLARION**  
HOUSING

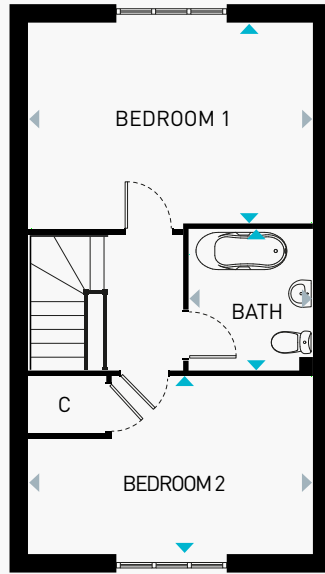
## Two bedroom house

Plots 107, 114, 219, 220 – 80m<sup>2</sup>

GROUND FLOOR



FIRST FLOOR



Plot 219 is mirrored

A

B

Kitchen	3.2m (10'5")	x	2.2m (7'2")
Living Room	5.2m (17'0")	x	4.6m (15'1")
Bedroom 1	3.2m (10'5")	x	4.5m (14'9")
Bedroom 2	2.8m (9'2")	x	4.5m (14'9")
Bath	1.6m (5'2")	x	2.0m (6'6")
WC	1.8m (5'10")	x	0.9m (2'11")

- Turfed rear garden
- Parking for one vehicle

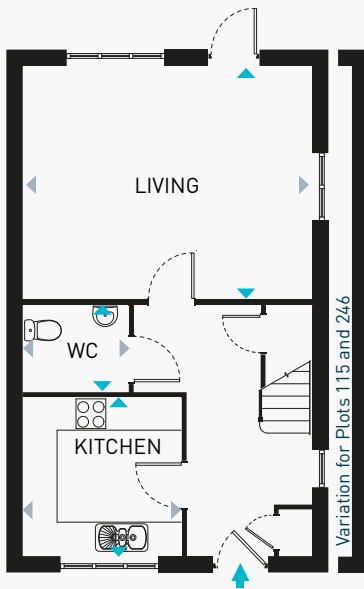
C = Cupboard

▲ = Main Entrance

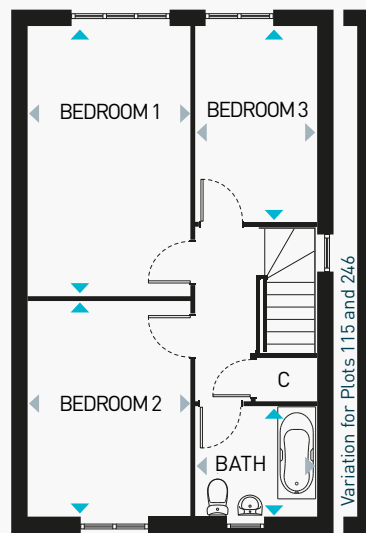
## Three bedroom house

Plots 106, 115, 245, 246, 247, 255 – 95.2m<sup>2</sup>

GROUND FLOOR



FIRST FLOOR



Plots 245 and 246 are mirrored

A

B

Kitchen	2.9m (9'6")	x	2.9m (9'6")
Living Room	4.2m (13'9")	x	5.2m (17'0")
Bedroom 1	4.9m (16'0")	x	2.9m (9'6")
Bedroom 2	3.9m (12'9")	x	2.9m (9'6")
Bedroom 3	3.5m (11'5")	x	2.2m (7'6")
Bath	2.0m (6'6")	x	2.2m (7'6")
WC	1.5m (4'11")	x	1.9m (6'2")

- Turfed rear garden
- Parking for two vehicles

C = Cupboard

▲ = Main Entrance

**All enquiries:** [shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com) | 0300 100 0309  
[myclarionhousing.com/sharedownership](http://myclarionhousing.com/sharedownership)

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