

£100,000 Shared Ownership

Briar Lane, Billingshurst, West Sussex RH14 9XN



- Guideline Minimum Deposit £10,000
- First Floor
- High Performance Glazing
- Parking Space
- Guide Min Income - Dual £30.2k Single £36.5k
- Approx. 808 Sqft Gross Internal Area
- Gas Central Heating
- Short Walk to Billingshurst Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £250,000). This smartly-presented, first-floor flat has a spacious, dual-aspect reception room with Juliette balcony. The open-plan kitchen area features gloss white units and integrated appliances. The bedrooms are both good-sized doubles, there are fitted storage/utility cupboards in the hallway and a naturally-lit bathroom. Modern insulation standards, gas central heating and high performance glazing make for a very good energy-efficiency rating. Briar Lane is only a short walk from Billingshurst Station, which provides rail services between Bognor Regis and London Victoria. The flat comes with use of a parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/11/2018).

Minimum Share: 40% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £432.63 per month (subject to annual review).

Service Charge: £58.57 per month (subject to annual review).

Ground Rent: £150.00 for the year.

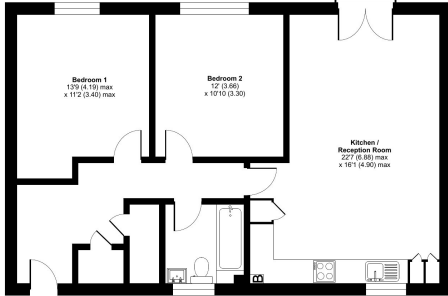
Guideline Minimum Income: Dual - £30,200 | Single - £36,500 (based on minimum share and 10% deposit).

Council Tax: Band C, Horsham District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Briar Lane, Billingshurst, RH14
Approximate Area = 808 sq ft / 75.1 sq m
For identification only - Not to scale



Certified
Surveyor
HCS Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential), © Urbanmoves 2022. Produced for Urban Moves. REF: 1101623

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bedroom 1
13' 9" max. x 11' 2" max. (4.19m x 3.40m)

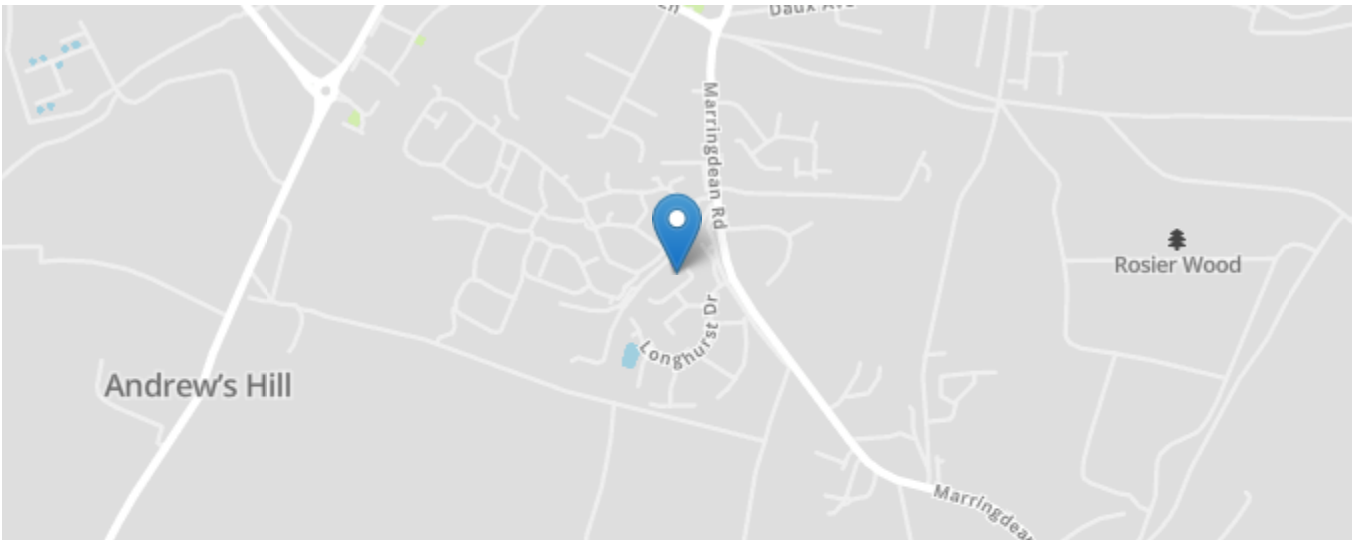
Bedroom 2
12' 0" x 10' 10" (3.66m x 3.30m)

Reception
22' 7" max. x 16' 1" max. (6.88m x 4.90m)

Kitchen
included in reception measurement

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.