

## £124,000 Shared Ownership

Wickhurst Square, Sargent Way, Broadbridge Heath, West Sussex RH12 3XS



- Guideline Minimum Deposit £12,400
- First Floor
- High Performance Glazing
- Large Balcony
- Guide Min Income - Dual £41.6k Single £47.9k
- Approx. 835 Sqft Gross Internal Area
- Gas Central Heating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £310,000). A smartly-presented, first-floor flat which forms part of a recently-constructed development in the village of Broadbridge Heath. The property has a spacious reception room with windows on two sides and a glazed door that opens onto the balcony. There is a generously-sized kitchen area with gloss-white units and integrated appliances. The main bedroom also allows access to the balcony and the second bedroom is a comfortable double. A simple, modern bathroom and some built-in hallway storage complete the accommodation. Well insulated walls and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. There is a Co-Op store in the ground-floor retail unit, a large Tesco nearby and Horsham town centre is only two miles to the east. The flat comes with use of a parking space.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/08/2020).

**Minimum Share:** 40% (£124,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £475.01 per month (subject to annual review).

**Service Charge:** £163.56 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £41,600 | Single - £47,900 (based on minimum share and 10% deposit).

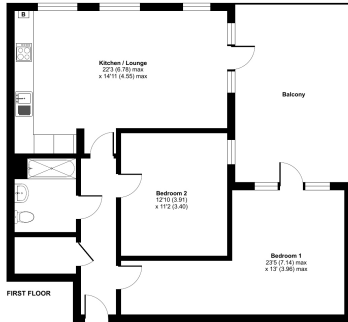
**Council Tax:** Band C, Horsham District Council. Priority is given to applicants living and/or working in this local authority.

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).



**Sargent Way, Broadbridge Heath, Horsham, RH12**

Approximate Internal Area = 835 sq ft / 77.5 sq m  
For identification only - Not to scale



Approved by the Energy Rating Agency (ERA) for use in the UK. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - 1st Edition 2018. Prepared for Urban Moves REF: 110224

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

22' 3" max. x 14' 11" max. (6.78m x 4.55m)

#### Kitchen

included in reception measurement

#### Bedroom 1

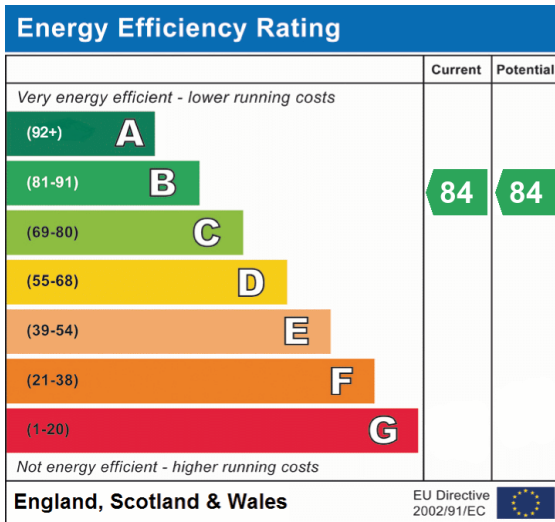
23' 5" max. x 13' 0" max. (7.14m x 3.96m)

#### Bedroom 2

12' 10" x 11' 2" (3.91m x 3.40m)

#### Bathroom

#### Balcony



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.