

## £100,000 Shared Ownership

Sussex Gate, Sussex Road, Haywards Heath, West Sussex RH16 4NS



- Guideline Minimum Deposit £10,000
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Close to Shopping Centre and Other Amenities
- Guide Min Income Dual £24.3k | Single £30.1k
- Approx. 535 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Haywards Heath Station Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £200,000). A smartly-presented flat on the second floor which is the top floor in that part of the building. Internal features include a twenty-six-foot, open-plan kitchen/reception room, a spacious bedroom, a good-sized bathroom with skylight and a pair of hallway storage/utility cupboards. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Sussex Gate is close to the centre of the town and The Orchards Shopping Centre plus a range of other stores can be found nearby. Victoria Park offers pleasant, green, open space to enjoy and Haywards Heath Railway Station, which provides services to a number of destinations including Brighton, Littlehampton, Eastbourne, Gatwick Airport and various central London stations, is within comfortable walking distance or short bus/cycle ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 19/11/2007).

**Minimum Share:** 50% (£100,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £219.22 per month (subject to annual review).

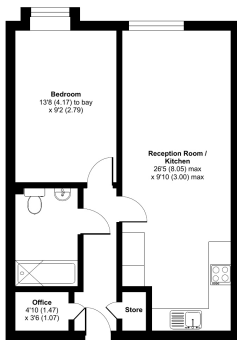
**Service Charge:** £111.83 per month (subject to annual review).

**Ground Rent:** £200.00 for the year.

**Guideline Minimum Income:** Dual - £24,300 | Single - £30,100 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Mid Sussex 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). There is no parking space offered with this property however the vendor informs us that there is parking nearby.



**Sussex Road, RH16**  
Approximate Area = 535 sq ft / 49.7 sq m  
For information only - Not to scale

**SECOND FLOOR**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements. Copyright © 2024. Produced for Urban Moves REF: 1128543

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

26' 5" max. x 9' 10" max. (8.05m x 3.00m)

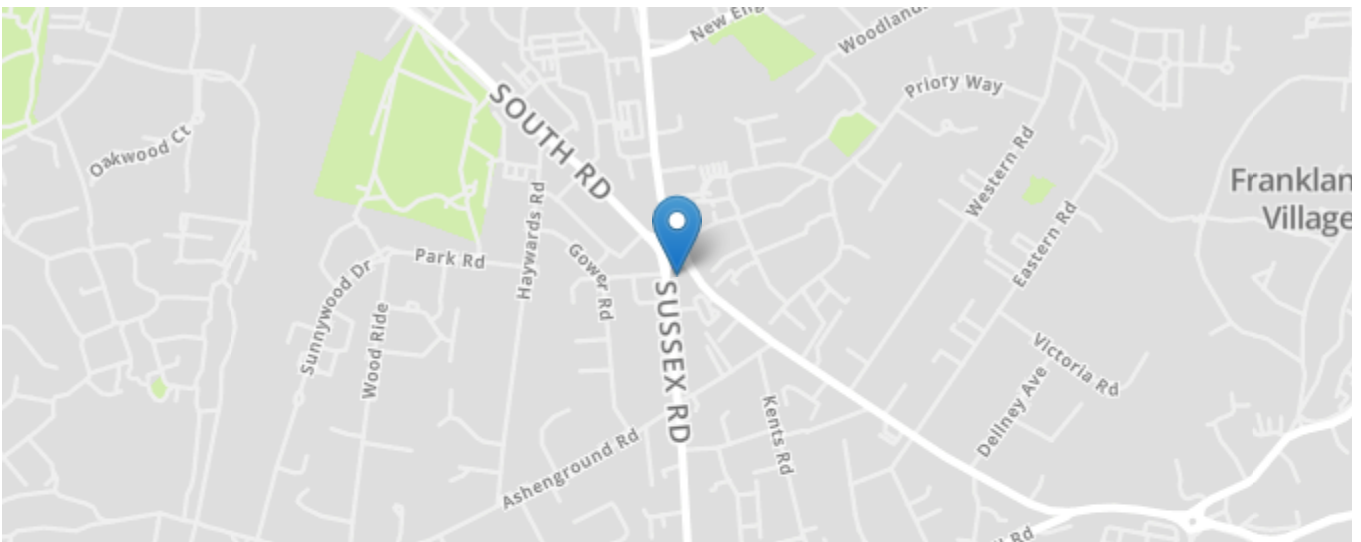
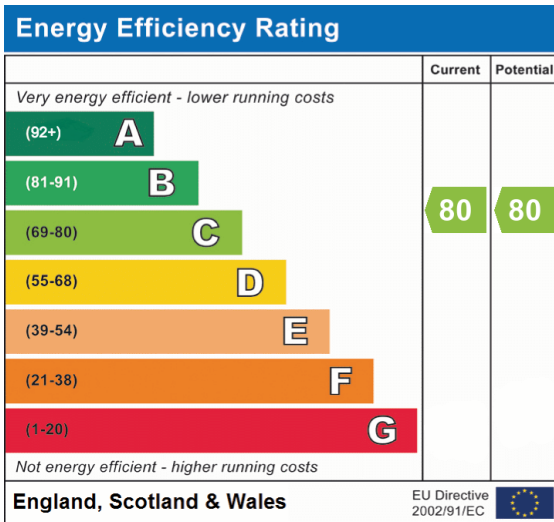
#### Kitchen

included in reception measurement

#### Bedroom

13' 8" x 9' 2" (4.17m x 2.79m)

#### Bathroom



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.