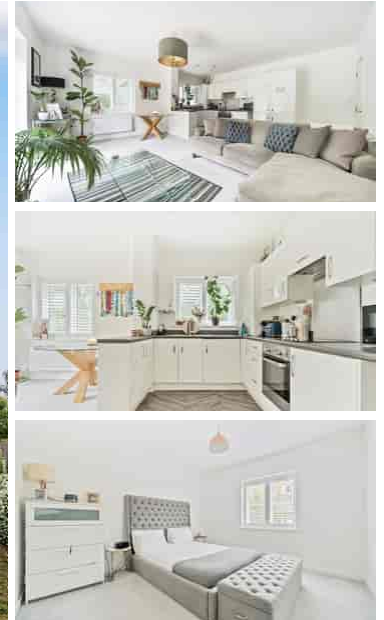


£81,000 Shared Ownership

Briar Lane, Billingshurst, West Sussex RH14 9XN



- Guideline Minimum Deposit £8,100
- Ground Floor
- High Performance Glazing
- Garage
- Guide Min Income Dual £29.8k | Single £36.1k
- Approx. 802 Sqft Gross Internal Area
- Gas Central Heating
- Short Walk to Billingshurst Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £270,000). A generously-sized flat on the ground floor of this recently-constructed development. The property has a spacious, dual-aspect reception room with open-plan kitchen featuring sleek, white units and integrated appliances. South-west-facing double doors lead from the living area out to a small patio and an area of communal lawn. There are two bedrooms - both comfortable doubles - a simple, modern bathroom and a trio of storage/utility cupboards in the entrance hallway. Well insulated walls and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The particular flat comes with a garage and is also just a short walk from Billingshurst Station, for rail services between Bognor Regis and London Victoria.

Housing Association: Clarion.

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

Minimum Share: 30% (£81,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £532.88 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 - £29,800 | Single - £36,100 (based on minimum share and 10% deposit).

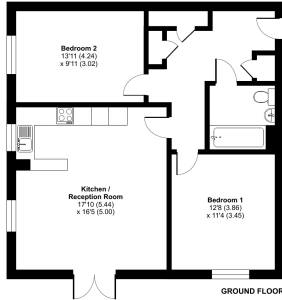
Council Tax: Band C, Horsham District Council. Priority is given to applicants living and/or working in this local authority.

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 = 802 sq ft / 74.5 sq m
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 1175983

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception

17' 10" x 16' 5" (5.44m x 5.00m)

Kitchen

included in reception measurement

Bedroom 1

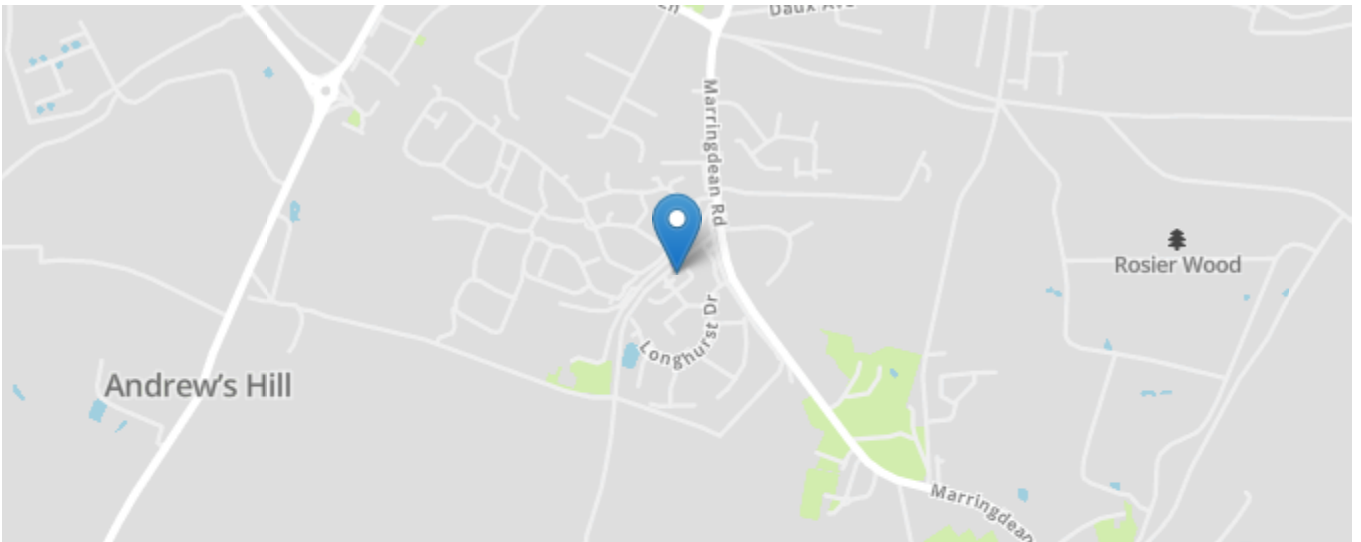
12' 8" x 11' 4" (3.86m x 3.45m)

Bedroom 2

13' 11" x 9' 11" (4.24m x 3.02m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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.