

## £243,750 Shared Ownership

Hurstfield Crescent, Haywards Heath, East Sussex RH17 7GG



- Guideline Minimum Deposit £24,375
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £60.8k | Single £70.1k
- Approx. 856 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Car Port plus Additional Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £375,000). A recently-constructed, semi-detached house on the semi-rural outskirts of Haywards Heath. The smartly-presented property has a kitchen with sleek, handle-less units, a central cloakroom and a rear reception room which leads out to the west/south-west-facing garden. On the first floor of the house is a spacious main bedroom with built-in wardrobe plus a second, comfortable, double bedroom and a simple, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. There is one allocated space on the forecourt and one under the coach house to the rear, easily accessible via the garden gate. The town centre and railway station can also be reached via bike or local bus.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/05/2019).

**Minimum Share:** 65% (£243,750). The housing association will expect that you will purchase the largest share affordable.

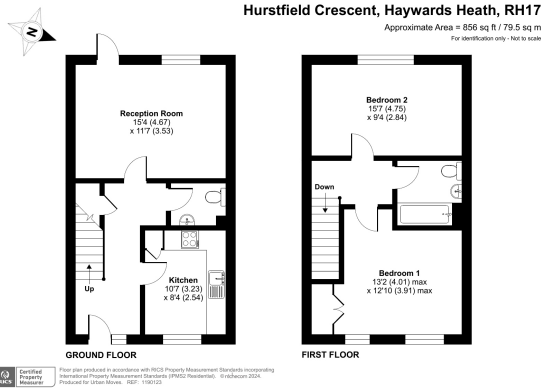
**Shared Ownership Rent:** £356.93 per month (subject to annual review).

**Service Charge:** £68.93 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £60,800 | Single - £70,100 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Lewes 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.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

10' 7" x 8' 4" (3.23m x 2.54m)

#### Cloakroom

#### Reception Room

15' 4" x 11' 7" (4.67m x 3.53m)

### FIRST FLOOR

#### Landing

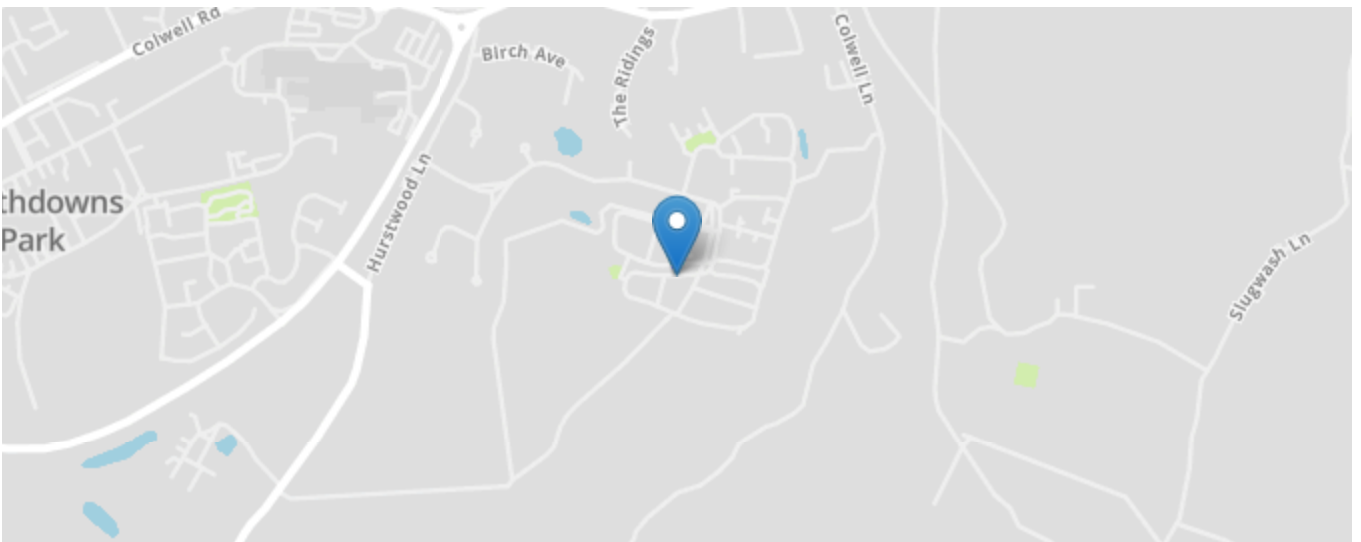
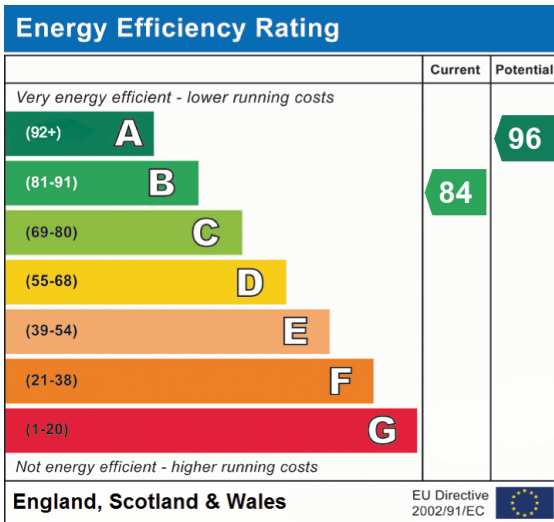
#### Bedroom 1

13' 2" max. x 12' 10" max. (4.01m x 3.91m)

#### Bathroom

#### Bedroom 2

15' 7" x 9' 4" (4.75m x 2.84m)



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.