

£136,000 Shared Ownership

Sinclair Drive, Codmore Hill, Pulborough, West Sussex RH20 1FX



- Guideline Minimum Deposit £13,600
- Two Storey, Three Bedroom, Mid Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £43.9k | Single £50.1k
- Approx. 904 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £340,000). A great chance to buy a shared-ownership family home. This recently-constructed property forms the middle of a short, three-house terrace and has a conventional, modern layout: A ground-floor cloakroom and a sleek, white kitchen at the front and a full-width reception room at the rear. Patio doors open onto a neatly kept garden which can also be accessed via a gate and pathway. On the first floor of the house is a main bedroom with fitted wardrobe plus a similar-sized second double bedroom, a smaller third bedroom, ideal for a younger child or guest, and simple yet stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with parking for two cars and Pulborough town centre is also within comfortable walking distance or a brief bike ride. The railway station provides services between Bognor Regis and London Victoria (via Gatwick, East Croydon and Clapham Junction for various other transport options).

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2020).

Minimum Share: 40% (£136,000). The housing association will expect that you will purchase the largest share affordable.

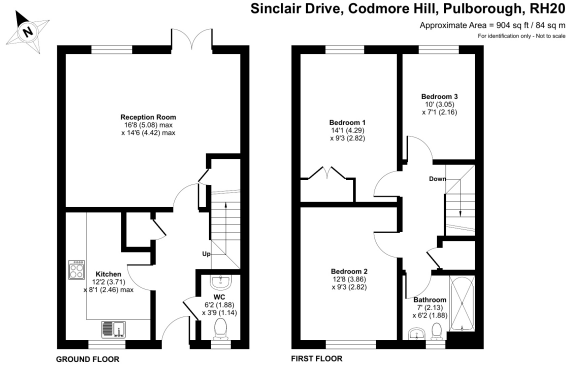
Shared Ownership Rent: £573.10 per month (subject to annual review).

Service Charge: £51.60 per month (subject to annual review).

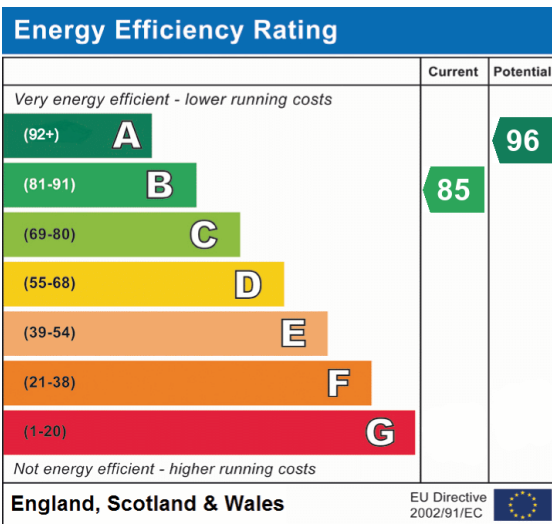
Guideline Minimum Income: Dual - £43,900 | Single - £50,100 (based on minimum share and 10% deposit).

Council Tax: Band D, 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.



1 Floor plan provided in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2024. Produced by Urbanmoves. 0201 227172.



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

6' 2" x 3' 9" (1.88m x 1.14m)

Kitchen

12' 2" max. x 8' 1" max. (3.71m x 2.46m)

Reception Room

16' 8" max. x 14' 6" max. (5.08m x 4.42m)

FIRST FLOOR

Bedroom 1

14' 1" x 9' 3" (4.29m x 2.82m)

Bedroom 2

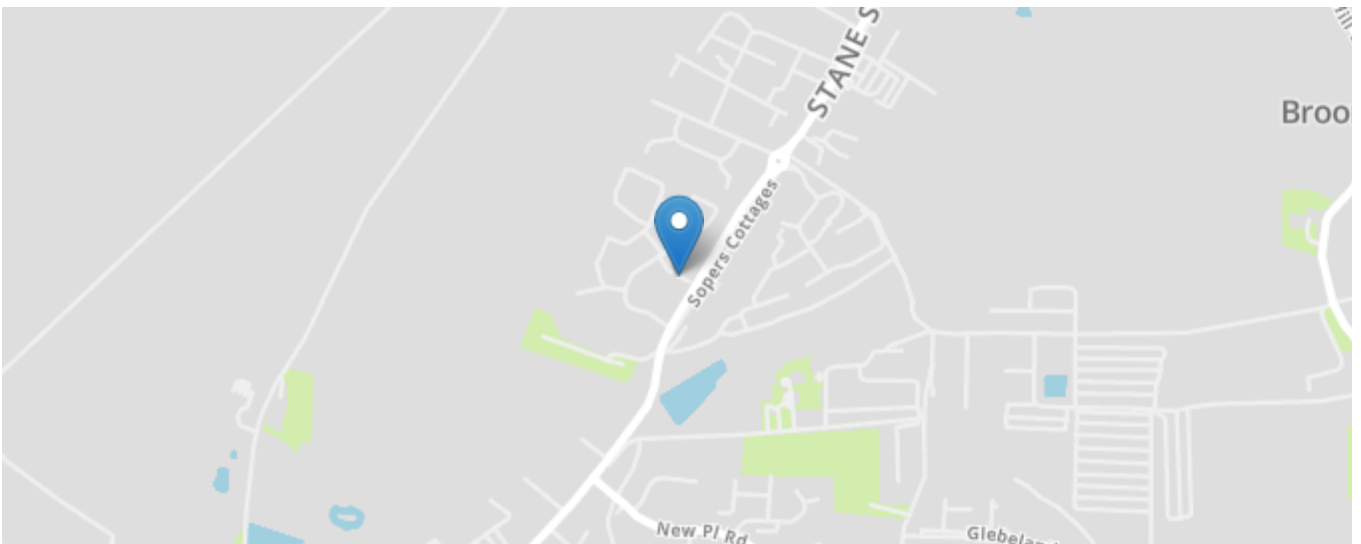
12' 8" x 9' 3" (3.86m x 2.82m)

Bedroom 3

10' 0" x 7' 1" (3.05m x 2.16m)

Bathroom

7' 0" x 6' 2" (2.13m x 1.88m)



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.