

## £160,000 Shared Ownership

New Heritage Way, North Chailey, East Sussex BN8 4GD



- Guideline Minimum Deposit £16,000
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income - Dual £48.1k | Single £55.1k
- Approx. 912 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £400,000). A great chance to buy a spacious, shared-ownership family home. The semi-detached property has a good-sized kitchen at the front, a central cloakroom and a full-width reception/dining room at the rear. A glazed door opens onto the decked garden which includes an outdoor bar and brick-built barbecue. On the first floor of the house is a large main bedroom plus one further double bedroom, a single bedroom and a naturally-lit bathroom. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. Nearby Chailey Common is a local nature reserve, grazed by Hebridean sheep, Exmoor ponies and cattle, which provides more than four hundred and fifty acres of outside space to explore. The property comes with two parking spaces. Haywards Heath town centre is approximately six miles to the west. Crawley and Brighton both around a half-hour drive away (Google Maps).

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2008).

**Minimum Share:** 40% (£160,000). The housing association will expect that you will purchase the largest share affordable.

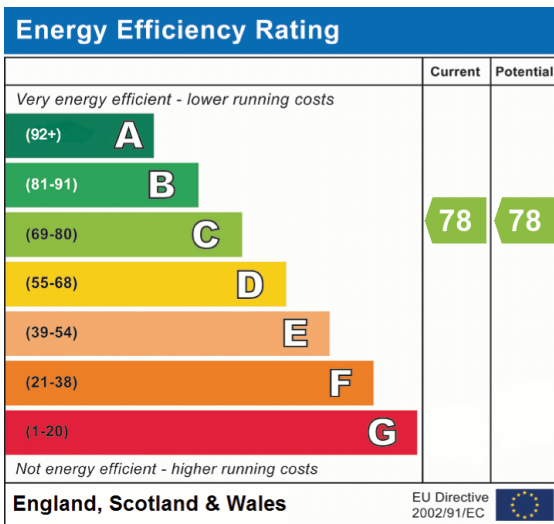
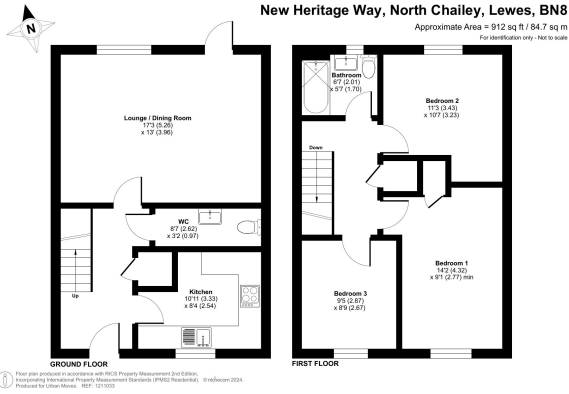
**Shared Ownership Rent:** £544.93 per month (subject to annual review).

**Service Charge:** £47.21 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £48,100 | Single - £55,100 (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 Hall

#### Kitchen

10' 11" max. x 8' 4" max. (3.33m x 2.54m)

#### Cloakroom

8' 7" x 3' 2" (2.62m x 0.97m)

#### Lounge / Dining Room

17' 3" x 13' 0" (5.26m x 3.96m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

14' 2" x 9' 1" min. (4.32m x 2.77m)

#### Bedroom 2

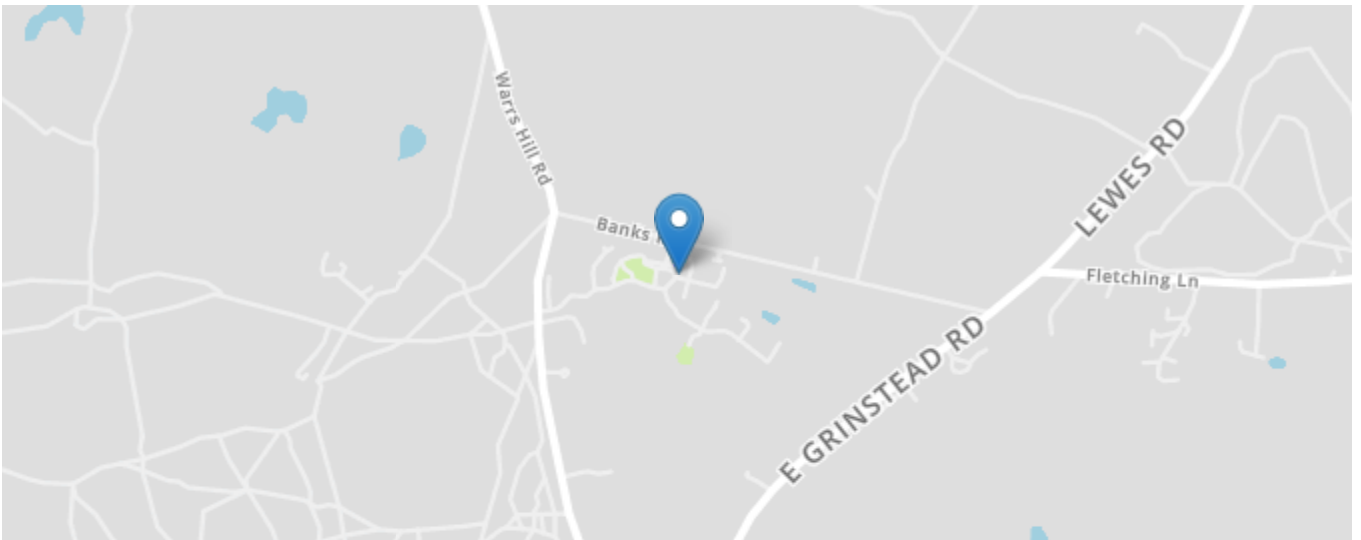
11' 3" max. x 10' 7" max. (3.43m x 3.23m)

#### Bedroom 3

9' 5" x 8' 9" (2.87m x 2.67m)

#### Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)



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.