

£86,400 Shared Ownership

Old Station House, Station Road, Polegate, East Sussex BN26 6EH



- Guideline Minimum Deposit £8,640
- Top Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £27.7k | Single £33.9k
- Approx. 760 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from Polegate Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £216,000). This stylishly-presented property occupies a favourable position within the building – top floor and south facing with a very pleasant and leafy view of the Sussex countryside. Internal features include a twenty-seven-foot, dual-aspect kitchen/reception room with sleek, white units. There is a main bedroom with en-suite shower room, a similar-sized second double bedroom, an attractive bathroom and an entrance hallway with useful, built-in storage space. Old Station House is, contrary to the name, quite recent in construction. Well insulated walls roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The apartment comes with use of a parking space plus the current railway station is just a few minutes away, for services to nearby Eastbourne plus Brighton, Ore and London Victoria. Polegate Primary School is Ofsted-rated 'Outstanding' and the local secondary school is also well thought of.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 08/03/2019).

Minimum Share: 40% (£86,400). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £375.71 per month (subject to annual review).

Service Charge: £129.89 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £27,700 | Single - £33,900 (based on minimum share and 10% deposit).

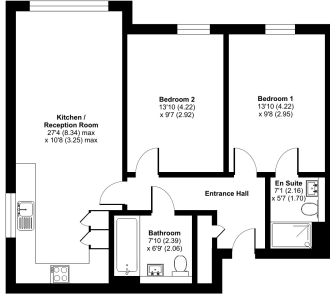
Council Tax: Band C, Wealden District Council. Priority is given to applicants living and/or working in this local authority.

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).



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Approximate Area = 760 sq ft / 70.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS Residential). ©urbanmoves 2024. Produced for Urban Moves. REF: 1215989

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		82	82
(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	

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

27' 4" max. x 10' 8" max. (8.33m x 3.25m)

Kitchen

included in reception measurement

Bedroom 1

13' 10" x 9' 8" (4.22m x 2.95m)

En-Suite Shower Room

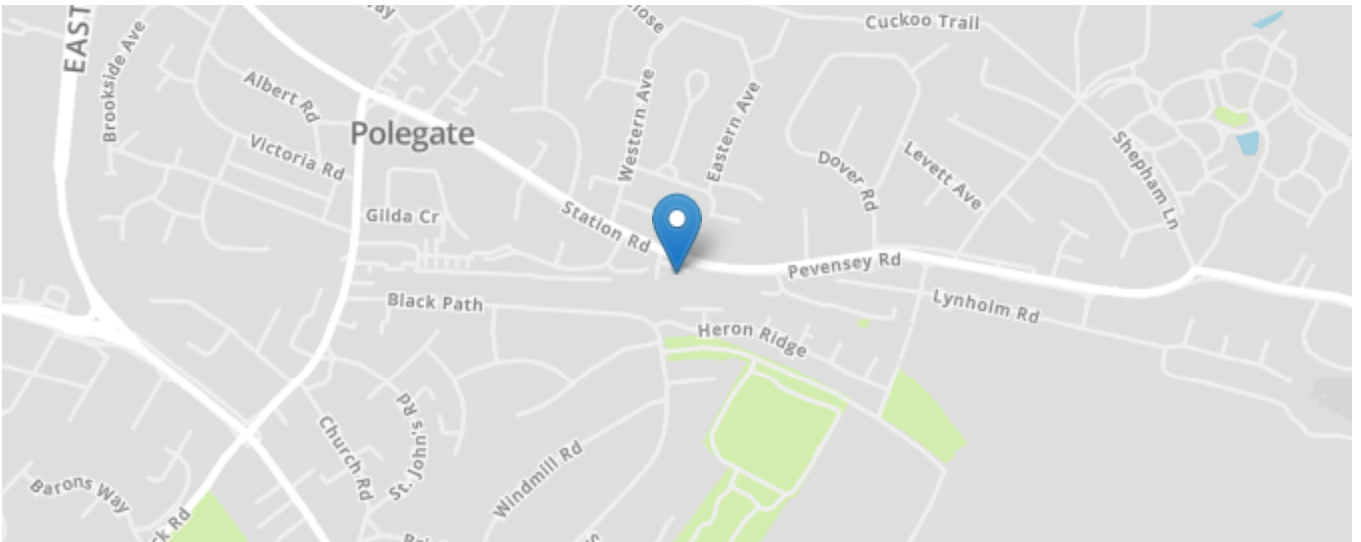
7' 1" x 5' 7" (2.16m x 1.70m)

Bedroom 2

13' 10" x 9' 7" (4.22m x 2.92m)

Bathroom

7' 10" x 6' 9" (2.39m x 2.06m)



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.