

Holmhurst Gardens - Price List Shared Ownership

Eldridge Way, St Leonards on Sea TN37 7GJ
Published 04/02/2025

Availability	Plot	Address	Gross Internal Area (m ²)	Gross Internal Area (ft ²)	House Type	Full Market Value [1]	Minimum Share %	Minimum Share Value [2]	Minimum Deposit (5%)	Monthly Rent (2.75%) [3]	Estimated Monthly Mortgage [4]	Estimated Monthly Service Charge [5]	Estimated Total Monthly Costs
2 Bedroom Houses													
AVAILABLE	147	9 Florence Way, Hastings, TN37 7GS	70.5	759	End of Terrace	£350,000	25%	£87,500	£4,375	£601.56	£498.38	£75.36	£1,175.30
RESERVED	148	8 Florence Way, Hastings, TN37 7GS	70.5	759	Terrace	£340,000	25%	£85,000	£4,250	£584.38	£484.14	£75.36	£1,143.87
ALLOCATED	149	7 Florence Way, Hastings, TN37 7GS	70.5	759	End of Terrace	£350,000	25%	£87,500	£4,375	£601.56	£498.38	£75.36	£1,175.30
ALLOCATED	152	22 Florence Way, Hastings, TN37 7GS	70.9	763	End of Terrace	£350,000	25%	£87,500	£4,375	£601.56	£498.38	£75.36	£1,175.30
AVAILABLE	153	21 Florence Way, Hastings, TN37 7GS	70.9	763	Terrace	£340,000	25%	£85,000	£4,250	£584.38	£484.14	£75.36	£1,143.87
ALLOCATED	154	20 Florence Way, Hastings, TN37 7GS	70.9	763	End of Terrace	£350,000	25%	£87,500	£4,375	£601.56	£498.38	£75.36	£1,175.30

YOU MUST HAVE A LOCAL CONNECTION TO THE BOROUGH OF HASTINGS FOR YOUR APPLICATION TO BE CONSIDERED AT THIS TIME AND REVIEWED BY OUR SALES TEAM.

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

[1] Sale prices are based on a market valuation carried out by an Independent RICS Valuer every 3 months. Our sale prices are subject to change up until the point you have received a memorandum of sale from us, reserving your new home.

[2] Applicants will be required to purchase the amount that they can suitably afford, as assessed by a qualified and experienced advisor who is regulated to give mortgage advice.

[3] Rent is based on 2.75% of the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[4] Representative mortgage rate is based on a 95% repayment loan over 30 years with interest rate of 6% (this assumes you will be paying a 5% deposit). Availability subject to affordability criteria.

[5] Service charge figures are estimates based on information provided to us by the developers and managing agents. Service charges are reviewed annually and are effective from 1st April each year. Service charges will increase year on year. You are recommended to factor in any increases into your costings.

YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.

Shared Ownership terms and conditions apply. Please refer to Southern Housing's Shared Ownership Sales Policy for guidance on eligibility, the allocation of homes, our first come first served priority and assessing affordability, including our approach to 100% mortgages and cash buyers. www.southernhousing.org.uk/policy/shared-ownership-sales-policy

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3 Bedroom Houses													
RESERVED	132	4 Agnes Close, Hastings, TN37 7GL	87.4	941	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
RESERVED	133	6 Agnes Close, Hastings, TN37 7GL	87.4	941	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
RESERVED	136	28 Florence Way, Hastings, TN37 7GS	87.4	941	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
RESERVED	137	27 Florence Way, Hastings, TN37 7GS	87.4	941	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
ALLOCATED	138	26 Florence Way, Hastings, TN37 7GS	84.2	907	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
RESERVED	139	25 Florence Way, Hastings, TN37 7GS	84.2	907	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
RESERVED	140	6 Florence Way, Hastings, TN37 7GS	87.4	941	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
ALLOCATED	141	5 Florence Way, Hastings, TN37 7GS	87.4	941	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
RESERVED	142	4 Florence Way, Hastings, TN37 7GS	87.4	941	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
ALLOCATED	143	3 Florence Way, Hastings, TN37 7GS	87.4	941	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
RESERVED	150	24 Florence Way, Hastings, TN37 7GS	84.2	907	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
RESERVED	151	23 Florence Way, Hastings, TN37 7GS	84.2	907	Semi Detached	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£83.85	£1,278.07
4 Bedroom Houses													
RESERVED	134	8 Agnes Close, Hastings, TN37 7GL	113.5	1221	Detached	£460,000	25%	£115,000	£5,750	£790.63	£655.01	£89.57	£1,535.20
RESERVED	135	10 Agnes Close, Hastings, TN37 7GL	113.5	1221	Detached	£460,000	25%	£115,000	£5,750	£790.63	£655.01	£89.57	£1,535.20

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