

£144,000 Shared Ownership

Barnden Close, Burgess Hill, West Sussex RH15 0TF



- Guideline Minimum Deposit £14,400
- Ground and Lower Ground Floors
- Balcony and Private Garden
- Parking Space
- Guide Min Income Dual £43.7k | Single £49.9k
- Approx. 954 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Close to Burgess Hill Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £320,000). A great chance to buy an attractive and generously-proportioned, two-bedroom maisonette. On the ground floor level, this smartly-presented property has a dual-aspect reception room, a good-sized kitchen, a WC and a spacious double bedroom with rear-facing balcony. Downstairs is the bathroom, a pair of storage/utility cupboards and the large main bedroom which has patio doors that open onto the private rear garden. Well insulated walls and floor, modern double glazing and gas central heating make for a good energy-efficiency rating. The property comes with use of an allocated parking space plus Burgess Hill Railway Station is just a short walk away. Ofsted list two primary schools and a secondary school within a half-mile radius, all rated 'Good'. The shops, supermarkets and other facilities of the town centre are within easy reach plus Nightingale Meadows and Batchelors Farm Nature Reserve are just to the south.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2012).

Minimum Share: 45% (£144,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £414.49 per month (subject to annual review).

Service Charge: £158.55 per month (subject to annual review).

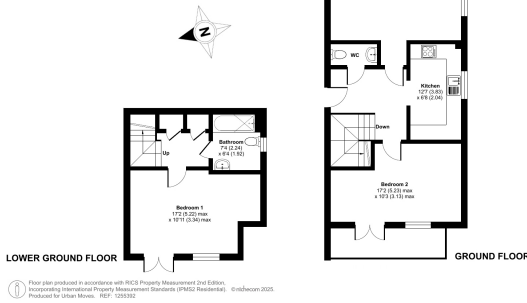
Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £43,700 | Single - £49,900 (based on minimum share and 10% deposit).

Council Tax: Band C, Mid Sussex 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.

Barnden Close, Burgess Hill, RH15
Approximate Area = 954 sq ft / 88.6 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). Produced for Urban Moves. REF: 235332

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Reception Room
18' 3" max. x 17' 0" max. (5.56m x 5.18m)

Kitchen
12' 7" x 6' 8" (3.84m x 2.03m)

Bedroom 2
17' 2" max. x 10' 3" max. (5.23m x 3.12m)


Balcony

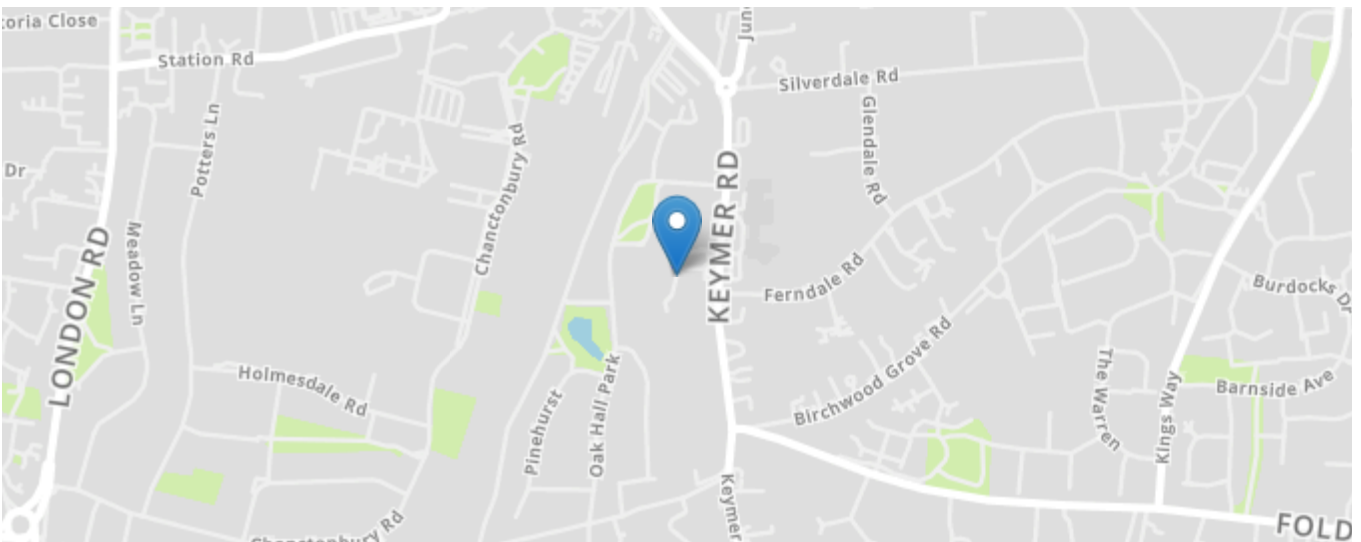
LOWER GROUND FLOOR

Bathroom
7' 4" x 6' 4" (2.24m x 1.93m)

Bedroom 1
17' 2" max. x 10' 11" max. (5.23m x 3.33m)

Garden

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



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.