

## £109,200 Shared Ownership

Coppice Grove, Hailsham, East Sussex BN27 3YL



- Guideline Minimum Deposit £10,920
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Guide Min Income Dual £30.8k | Single £36.7k
- Approx. 824 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £273,000). This attractive, semi-detached property has a conventional, modern layout: At the front, the kitchen and a ground-floor cloakroom/WC. To the rear, a good-sized reception room with double doors that open onto a south-east-facing garden with patio, lawn and shed. On the first floor of the house are two spacious bedrooms and a sleek, bathroom. Both bedrooms include fitted storage. 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 an allocated parking space, easily accessible via the garden gate, and the nearby A22 runs south in the direction of Eastbourne and north towards the M25 and London. Hailsham town centre is also within comfortable walking distance or a brief bus/bike ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/12/2015).

**Minimum Share:** 40% (£109,200). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £406.61 per month (subject to annual review).

**Service Charge:** £36.17 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £30,800 | Single - £36,700 (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.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### W.C.

#### Kitchen

10' 10" max. x 7' 3" max. (3.30m x 2.21m)

#### Reception Room

17' 8" max. x 14' 3" max. (5.38m x 4.34m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

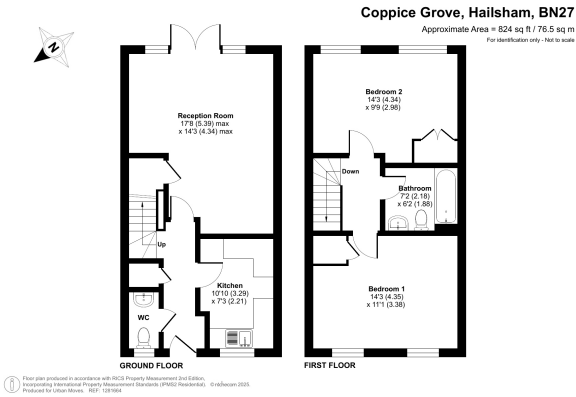
14' 3" x 11' 1" (4.34m x 3.38m)

#### Bathroom

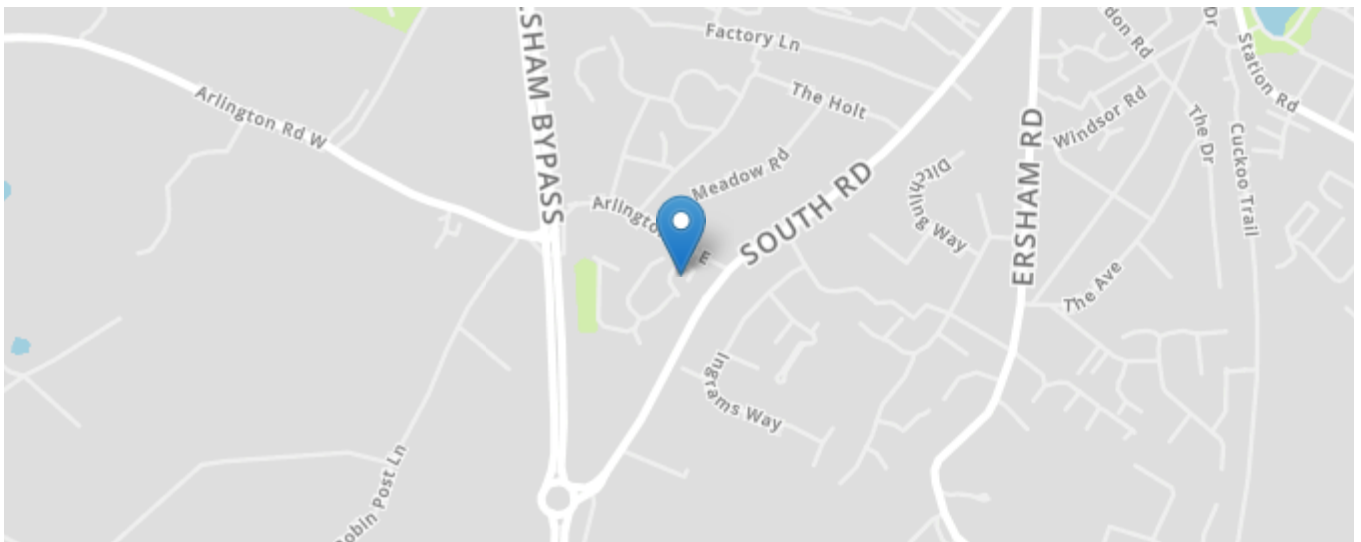
7' 2" max. x 6' 2" max. (2.18m x 1.88m)

#### Bedroom 2

14' 3" x 9' 9" (4.34m x 2.97m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.