

## £115,500 Shared Ownership

Corden Place, Codmore Hill, Pulborough, West Sussex RH20 1FQ



- Guideline Minimum Deposit £11,550
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- South West Facing Rear Garden
- Guide Min Income Dual £39.2k | Single £45.5k
- Approx. 812 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £330,000). This recently-constructed and smartly-presented property forms the middle of a short, three-house terrace and has a conventional, modern layout: A ground-floor cloakroom/WC and a kitchen featuring sleek, handle-less units at the front. At the rear, a full-width reception room with patio doors that open onto a neatly-kept, south-west-facing garden. The garden can also be accessed via a gated pathway. On the first floor of the house is a main bedroom with built-in wardrobe plus a similar-sized second double bedroom and a stylish bathroom. 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 parking for two cars and Pulborough town centre is also within comfortable walking distance or a brief bike ride. The railway station provides services between Bognor Regis and London Victoria (via Gatwick, East Croydon and Clapham Junction for various other transport options).

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2020).

**Minimum Share:** 35% (£115,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £578.47 per month (subject to annual review).

**Service Charge:** £49.08 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £39,200 | Single - £45,500 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Horsham 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

#### W.C.

6' 8" x 3' 0" (2.03m x 0.91m)

#### Kitchen

11' 4" x 7' 7" (3.45m x 2.31m)

#### Reception Room

15' 4" max. x 14' 8" max. (4.67m x 4.47m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

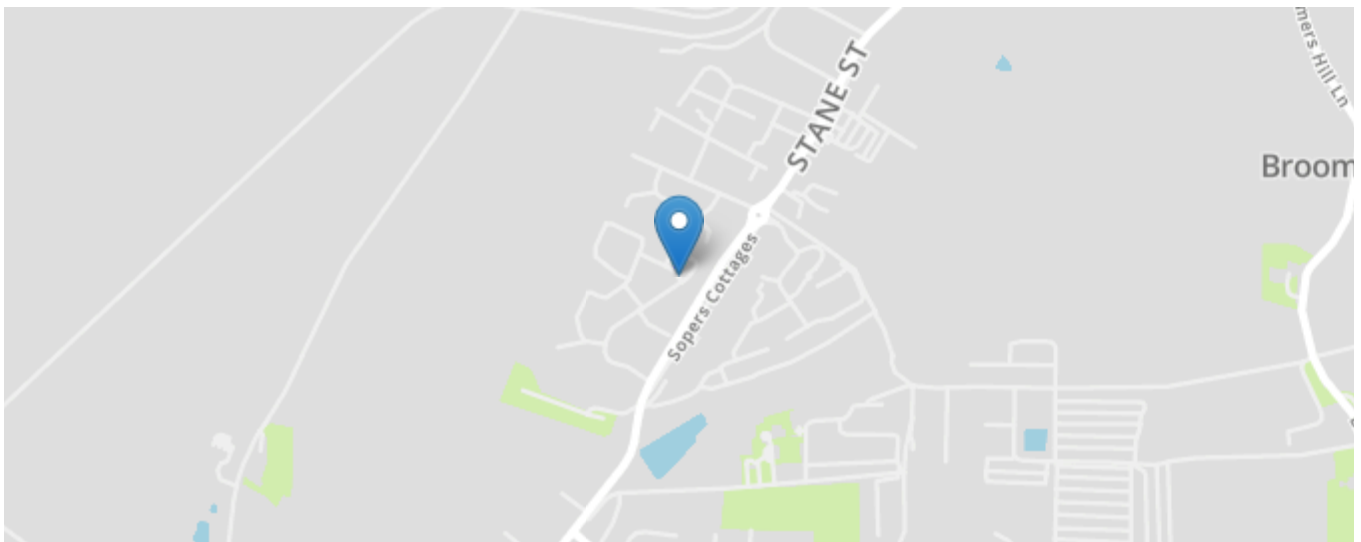
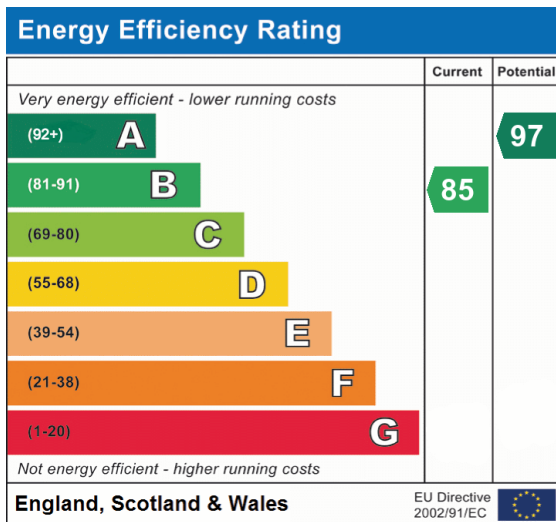
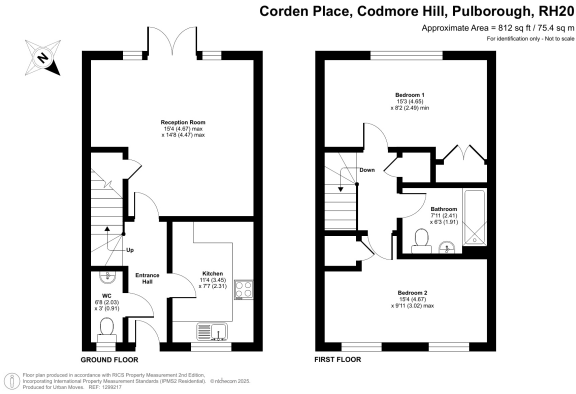
15' 3" x 8' 2" min. (4.65m x 2.49m)

#### Bathroom

7' 11" max. x 6' 3" max. (2.41m x 1.91m)

#### Bedroom 2

15' 4" x 9' 11" max. (4.67m x 3.02m)



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.