

£111,250 Shared Ownership

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



- Guideline Minimum Deposit £11,125
- Second Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £32.7k | Single £39k
- Approx. 856 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Minutes from Polegate Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £222,500). A generously-sized apartment on the second floor. The property has a twenty-eight-foot reception room with large window and an open-plan kitchen area featuring sleek, white units. There are two spacious bedrooms, one of which benefits from an en-suite shower room. There is also a stylish main bathroom and a pair of large storage/utility cupboards in the entrance hallway. Well insulated walls and floor, high performance glazing and gas central heating make for a very good energy efficiency rating. Contrary to the name, Old Station House is quite recent in construction. The current railway station is just a few minutes away and provides services to various locations along the south coast along with trains to London Victoria. The nearby primary school is Ofsted-rated 'Outstanding' and the local secondary is also well thought of. The property comes with use of an allocated parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2018).

Minimum Share: 50% (£111,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £327.93 per month (subject to annual review).

Service Charge: £161.33 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £32,700 | Single - £39,000 (based on minimum share and 10% deposit).

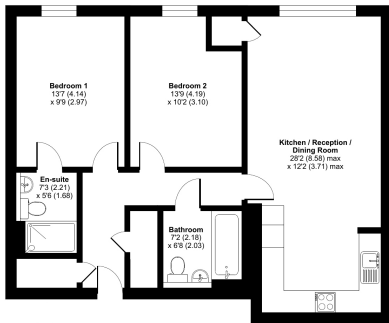
Council Tax: Band C, Wealden District Council. Priority is given to applicants living and/or working in this local authority.

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). Please note: The floors in this block are numbered relative to the raised rear entrance so this flat is on the 'first floor' but second floor when viewed from the front.



Station Road, Polegate, BN26

Approximate Area = 856 sq ft / 79.5 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential).
Produced for Urban Moves. REF: 120859

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

28' 2" max. x 12' 2" max. (8.59m x 3.71m)

Kitchen

included in reception measurement

Bedroom 1

13' 7" x 9' 9" (4.14m x 2.97m)

En-Suite Shower Room

7' 3" max. x 5' 6" max. (2.21m x 1.68m)

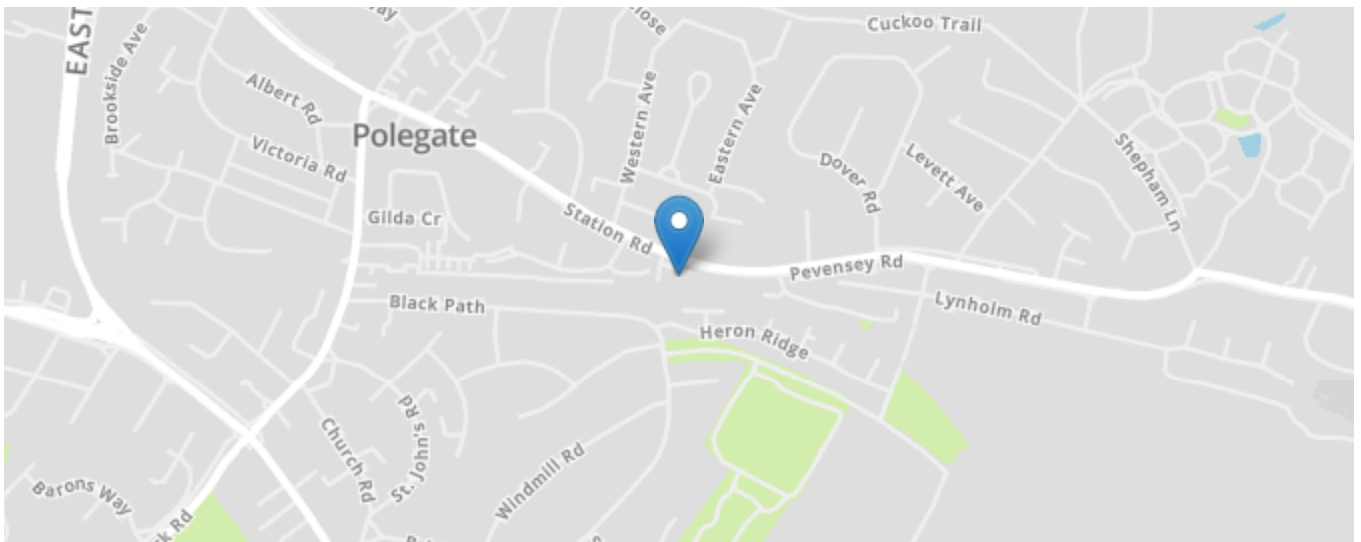
Bedroom 2

13' 9" max. x 10' 2" max. (4.19m x 3.10m)

Bathroom

7' 2" max. x 6' 8" max. (2.18m x 2.03m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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.