

£73,500 Shared Ownership

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



- Guideline Minimum Deposit £7,350
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Parking Space
- Guide Min Income Dual £28.8k | Single £33.7k
- Approx. 833 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Minutes from Polegate Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £210,000). A well-proportioned and well-presented flat on the second floor (building has a lift). The property has a spacious reception room with a large window at one end and an open-plan kitchen area at the other. There is a main bedroom with en-suite shower room plus a second good-sized double bedroom and an attractive bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls, 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 08/03/2019).

Minimum Share: 35% (£73,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £421.37 per month (subject to annual review).

Service Charge: £152.99 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £28,800 | Single - £33,700 (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.

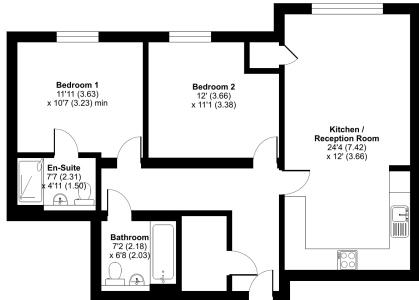
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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. Pets not permitted (except assistance animals).



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Approximate Area = 833 sq ft / 77.4 sq m

For identification only - Not to scale



Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) standards. Produced for Urban Moves. REF: 1304037

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

24' 4" x 12' 0" (7.42m x 3.66m)

Kitchen

included in reception measurement

Bedroom 1

11' 11" x 10' 7" min. (3.63m x 3.23m)

En-Suite Shower Room

7' 7" x 4' 11" (2.31m x 1.50m)

Bedroom 2

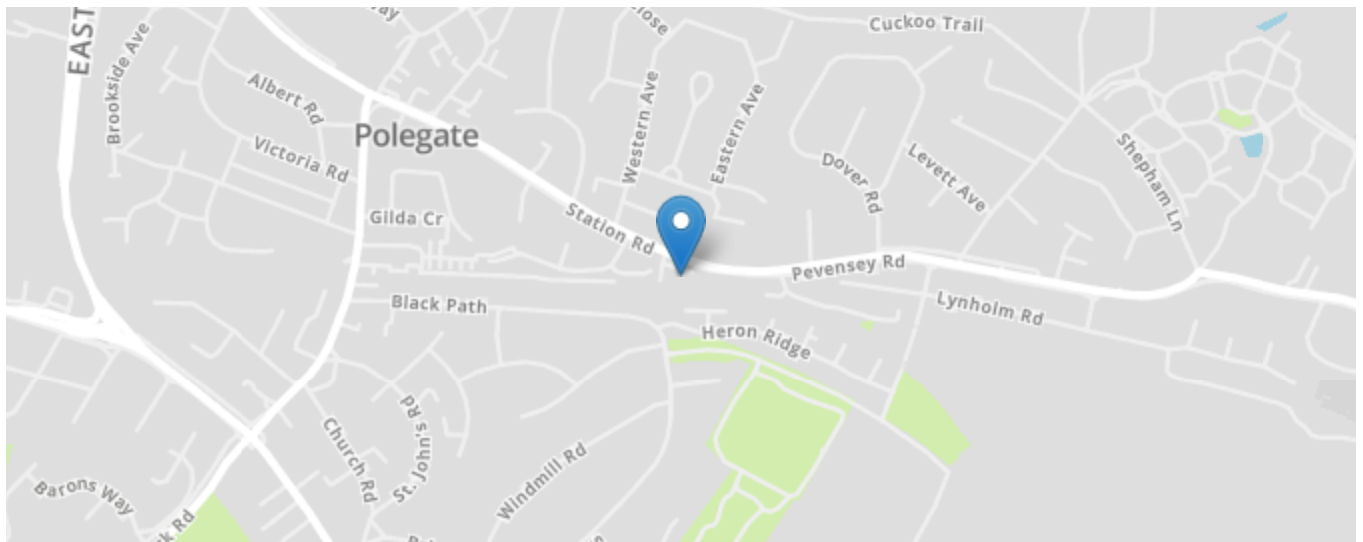
12' 0" max. x 11' 1" max. (3.66m x 3.38m)

Bathroom

7' 2" x 6' 8" (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.