

## £74,375 Shared Ownership

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



- Guideline Minimum Deposit £7,437.50
- First Floor (level with rear entrance)
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £29.1k | Single £34.2k
- Approx. 810 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 £212,500). This spacious flat is on the first floor but rear (south) facing so effectively ground floor due to the height difference across the site. The property has a twenty-eight-foot reception room with a large window at one end and a smart, open-plan kitchen area at the other. The kitchen also has a window in the east wall to provide additional natural light. There is a main bedroom with en-suite shower room plus a very similar-sized second double bedroom, an attractive bathroom and a large hallway storage/utility cupboard. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards 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% (£74,375). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £427.08 per month (subject to annual review).

**Service Charge:** £154.64 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £29,100 | Single - £34,200 (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.

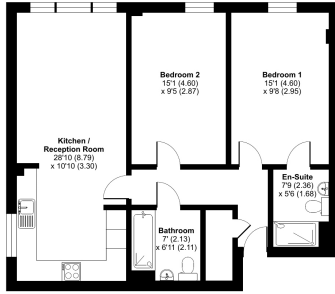
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are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



Station Road, Polegate, BN26

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



FIRST FLOOR

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## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

28' 10" x 10' 10" (8.79m x 3.30m)

#### Kitchen

included in reception measurement

#### Bedroom 1

15' 1" x 9' 8" (4.60m x 2.95m)

#### En-Suite Shower Room

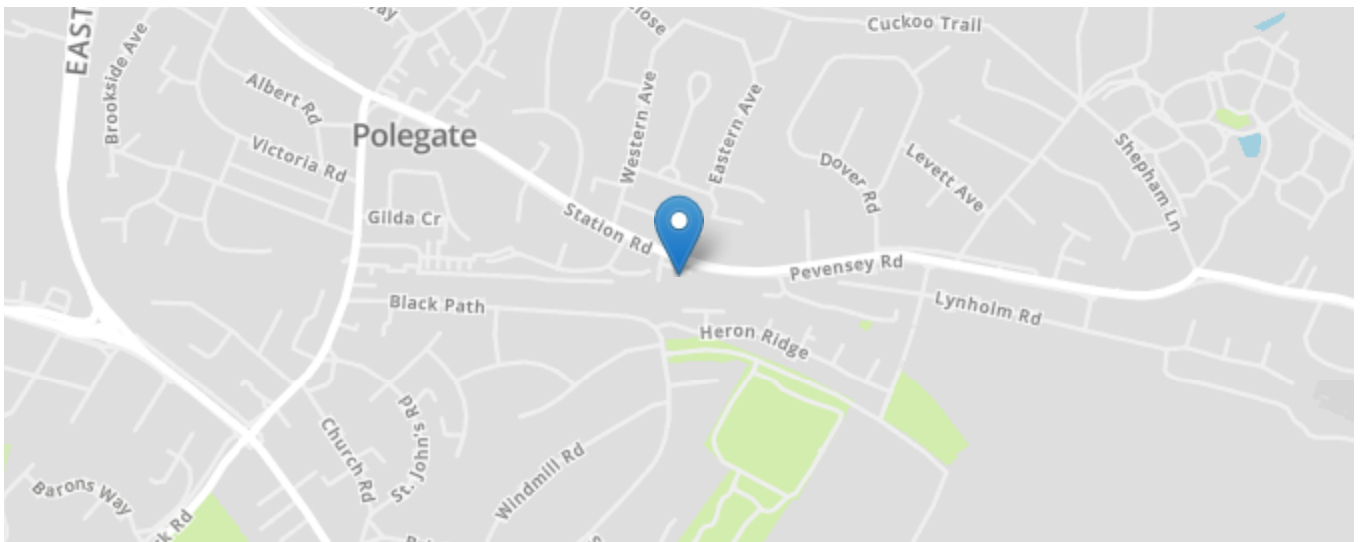
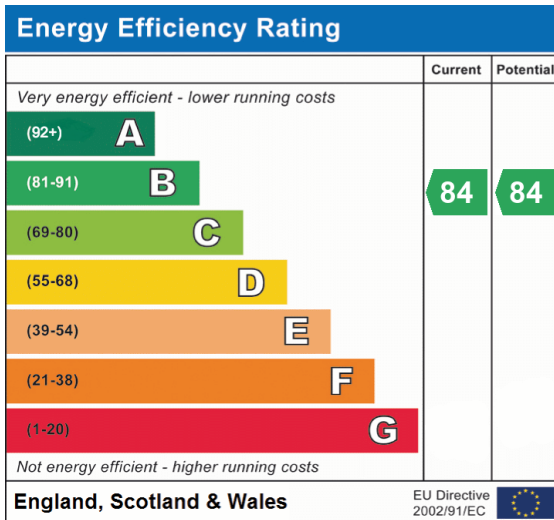
7' 9" max. x 5' 6" max. (2.36m x 1.68m)

#### Bedroom 2

15' 1" x 9' 5" (4.60m x 2.87m)

#### Bathroom

7' 0" max. x 6' 11" max. (2.13m x 2.11m)



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.