

£91,500 Shared Ownership

Wickhurst Square, Sargent Way, Broadbridge Heath, Horsham RH12 3XS



- Guideline Minimum Deposit £9,150
- Second (Top) Floor
- Dual Aspect Kitchen/Reception Room
- Large Balcony
- Guide Min Income Dual £39.7k | Single £45.9k
- Approx. 846 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £305,000). This generously-sized flat is on the top (second) floor of a recently-constructed development in the village of Broadbridge Heath. The property has a twenty-two-foot, dual-aspect reception room with open-plan kitchen area featuring sleek units and integrated appliances. There is a spacious main bedroom plus a second, comfortable, double bedroom and a simple, modern bathroom. A built-in storage/utility cupboard has been provided in the entrance hallway and well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The large south and west facing corner balcony is accessible from either the reception or main bedroom. There is a Co-Op store in the ground-floor retail unit, a large Tesco nearby and Horsham town centre is only two miles to the east. The flat comes with use of an allocated parking space. Nearby Tanbridge House School is Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 27/11/2020).

Minimum Share: 30% (£91,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £591.19 per month (subject to annual review).

Service Charge: £186.38 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,700 | Single - £45,900 (based on minimum share and 10% deposit).

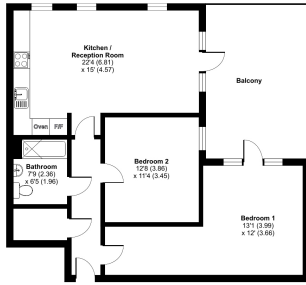
Council Tax: Band C, Horsham District Council. Priority is given to applicants living and/or working in this local authority.

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. Pets not permitted (except assistance animals).

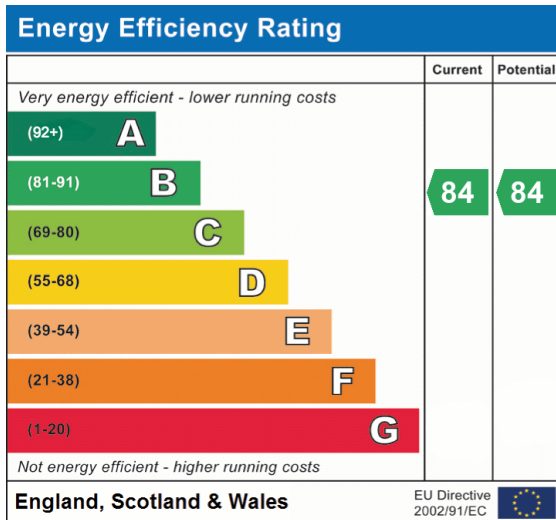
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Approximate Area = 846 sq ft / 78.6 sq m

For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF: 1304473



DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

22' 4" x 15' 0" (6.81m x 4.57m)

Kitchen

included in reception measurement

Bedroom 1

13' 1" x 12' 0" min. (3.99m x 3.66m)

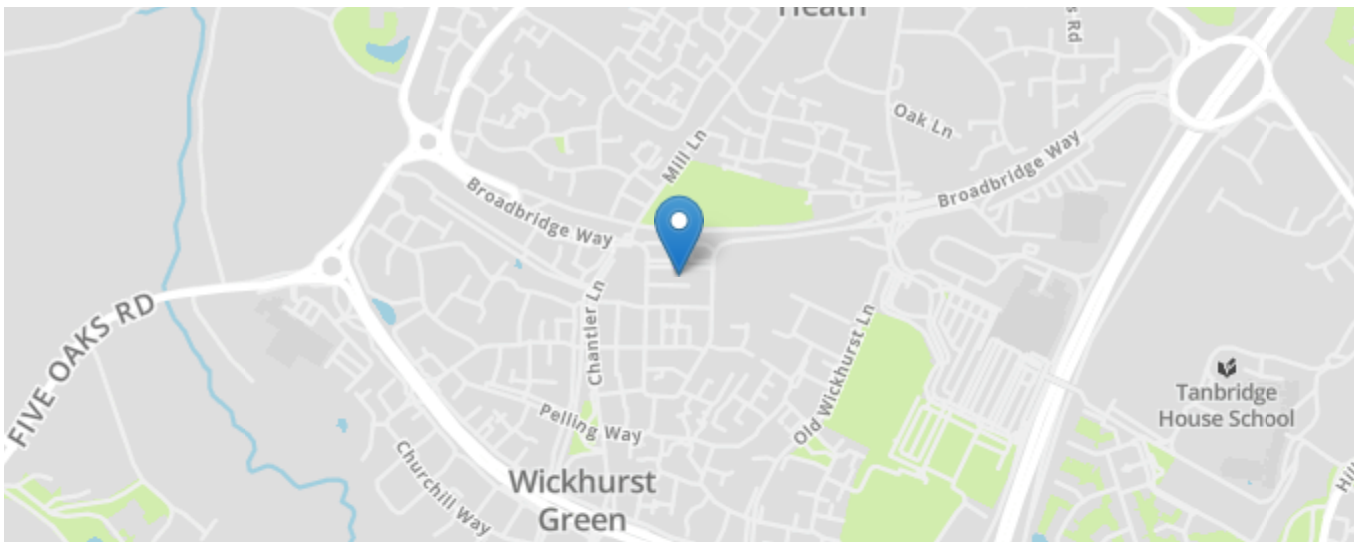
Balcony

Bedroom 2

12' 8" x 11' 4" (3.86m x 3.45m)

Bathroom

7' 9" max. x 6' 5" max. (2.36m x 1.96m)



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.