

## £105,000 Shared Ownership

Skylark Drive, Hailsham, East Sussex BN27 1GT



- Guideline Minimum Deposit £10,500
- Two Storey, Three Bedroom, Semi Detached House
- Spacious Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- South/South-West Facing Rear Garden
- Guide Min Income Dual £41.5k | Single £47.7k
- Approx. 1044 Sqft Gross Internal Area
- Bathroom, Shower Room and Downstairs W.C.
- Front Lawn
- Two Car Driveway

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £350,000). This attractive, recently-constructed house has a generously-sized front lawn, a two-car driveway and a south/south-west-facing rear garden. Internal features include a large kitchen/dining room with handle-less units and integrated appliances, a ground-floor cloakroom/WC and a full-width reception room with patio doors. Upstairs, on the first floor, is a main bedroom with built-in wardrobe and en-suite shower room plus two further double bedrooms and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Hailsham town centre is only a few minutes drive away and can also be reached via brief bus or bike ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/07/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 30% (£105,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £687.95 per month (subject to annual review).

**Service Charge:** £56.32 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £41,500 | Single - £47,700 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### W.C.

6' 5" x 3' 0" (1.96m x 0.92m)

#### Kitchen

17' 0" x 9' 2" (5.18m x 2.79m)

#### Reception Room

16' 7" max. x 13' 3" max. (5.05m x 4.04m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

11' 4" x 9' 7" (3.45m x 2.92m)

#### En-Suite Shower Room

7' 7" max. x 3' 10" max. (2.31m x 1.17m)

#### Bedroom 2

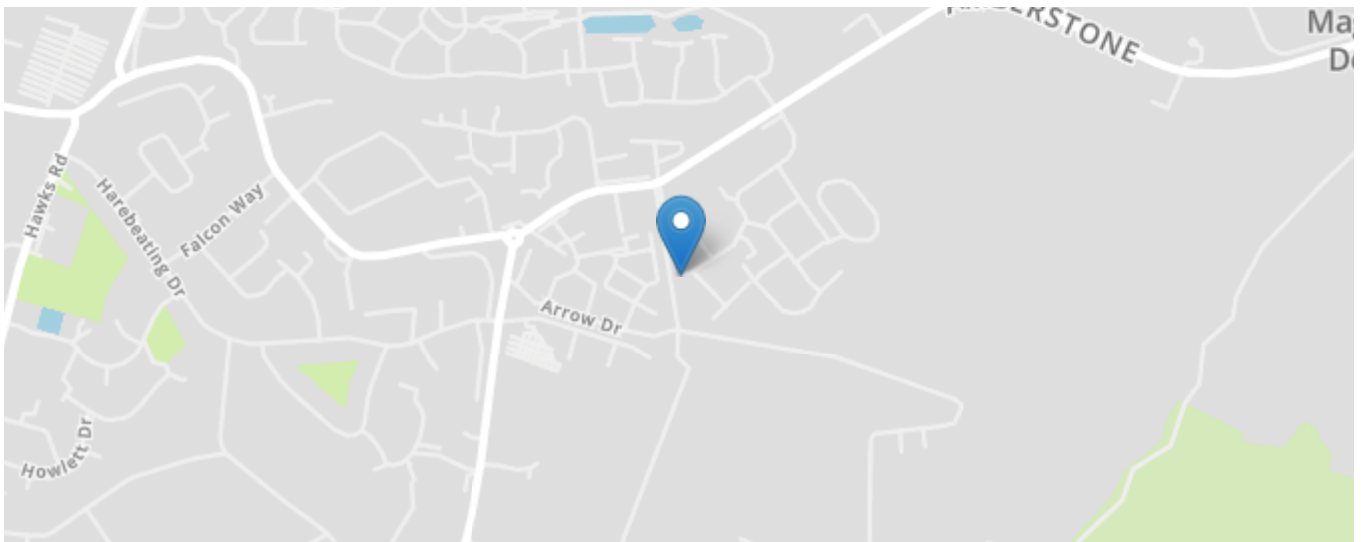
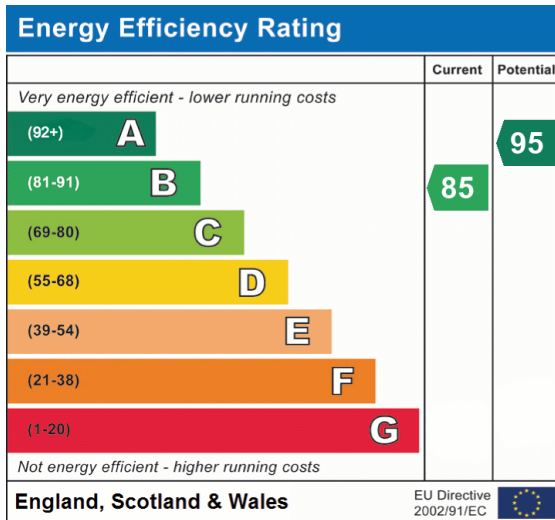
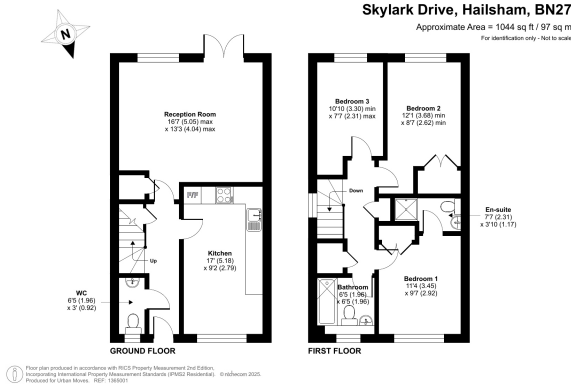
12' 1" min. x 8' 7" min. (3.68m x 2.62m)

#### Bedroom 3

10' 10" min. x 7' 7" max. (3.30m x 2.31m)

#### Bathroom

6' 5" max. x 6' 5" max. (1.96m 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.