

£70,500 Shared Ownership

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



- Guideline Minimum Deposit £7,050
- First Floor
- Spacious, Open-Plan Kitchen/Reception
- Balcony
- Guide Min Income Dual £29.2k | Single £34.2k
- Approx. 578 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Allocated, Off-Street Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £235,000). A spacious and smartly-presented flat in the village of Broadbridge Heath. The property is on the first floor and has a twenty-four-foot reception room with near-full-height appliances and a door that leads out onto the balcony. The kitchen area is semi open plan and features white gloss units and integrated appliances. The bedroom and bathroom are both generously sized and well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. 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.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2020).

Minimum Share: 30% (£70,050). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £446.17 per month (subject to annual review).

Service Charge: £158.55 per month (subject to annual review).

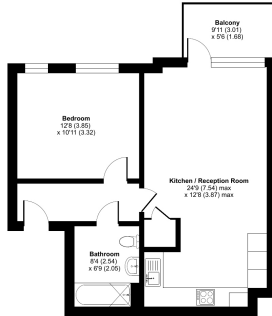
Guideline Minimum Income: Dual - £29,200 | Single - £34,200 (based on minimum share and 10% deposit).

Council Tax: Band B, 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 = 576 sq ft / 53.6 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) (December 2018). Produced for Urban Moves. REF: 128596

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bedroom

12' 8" x 10' 11" (3.85m x 3.32m)

Bathroom

8' 4" max. x 6' 9" max. (2.54m x 2.05m)

Reception

24' 9" max. x 12' 8" max. (7.54m x 3.86m)

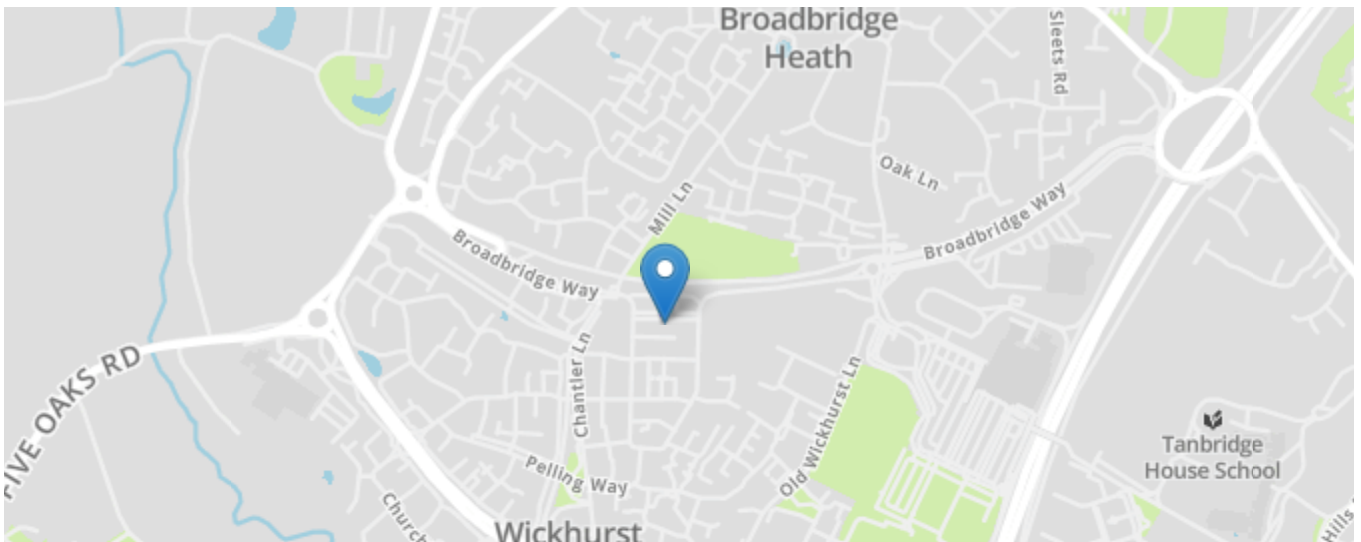
Kitchen

included in reception measurement

Balcony

9' 11" x 5' 6" (3.01m x 1.68m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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.