

£94,500 Shared Ownership

Icarus Avenue, Burgess Hill, West Sussex RH15 0UW



- Guideline Minimum Deposit £9,450
- Ground Floor
- Spacious, Naturally-Lit Entrance Hall
- Very Good Energy Efficiency Rating
- Guide Min Income Dual £36k | Single £42.3k
- Approx. 712 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £270,000). This recently-constructed development is on the semi-rural outskirts of Burgess Hill while still being within easy reach of the railway station, shops and other amenities that the town centre has to offer. The flat available is on the ground floor and has a spacious, naturally-lit entrance hall with built-in storage/utility cupboard. There is a twenty-two-foot reception room with open-plan kitchen and an east/south-east-facing Juliette balcony which looks onto an area of communal lawn. Both bedrooms are comfortable doubles and the bathroom is stylish and modern. Well insulated walls and floor, high performance glazing and gas central heating all contribute towards a very good energy efficiency rating. The property comes with use of an allocated parking space and the local primary school and secondary school are both Ofsted-rated 'Good'. The Croft Park is immediately south of the development and nearby Ditchling Common Country Park offers 180 acres of outside space to explore.

Housing Association: Clarion.

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

Minimum Share: 35% (£94,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £492.43 per month (subject to annual review).

Service Charge: £176.23 per month (subject to annual review).

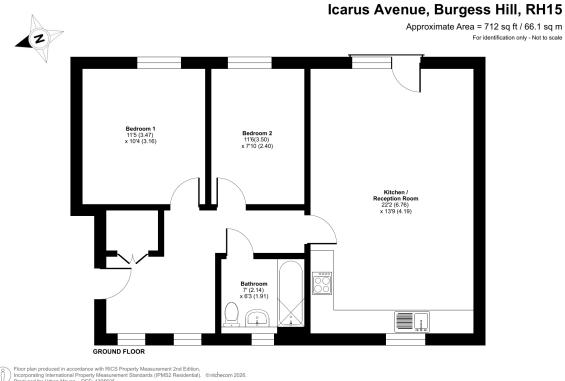
Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £36,000 | Single - £42,300 (based on minimum share and 10% deposit).

Council Tax: Band C, Mid Sussex 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

DIMENSIONS



GROUND FLOOR

Entrance Hall

Reception

22' 2" x 13' 9" (6.76m x 4.19m)

Kitchen

included in reception measurement

Bedroom 1

11' 5" x 10' 4" (3.47m x 3.16m)

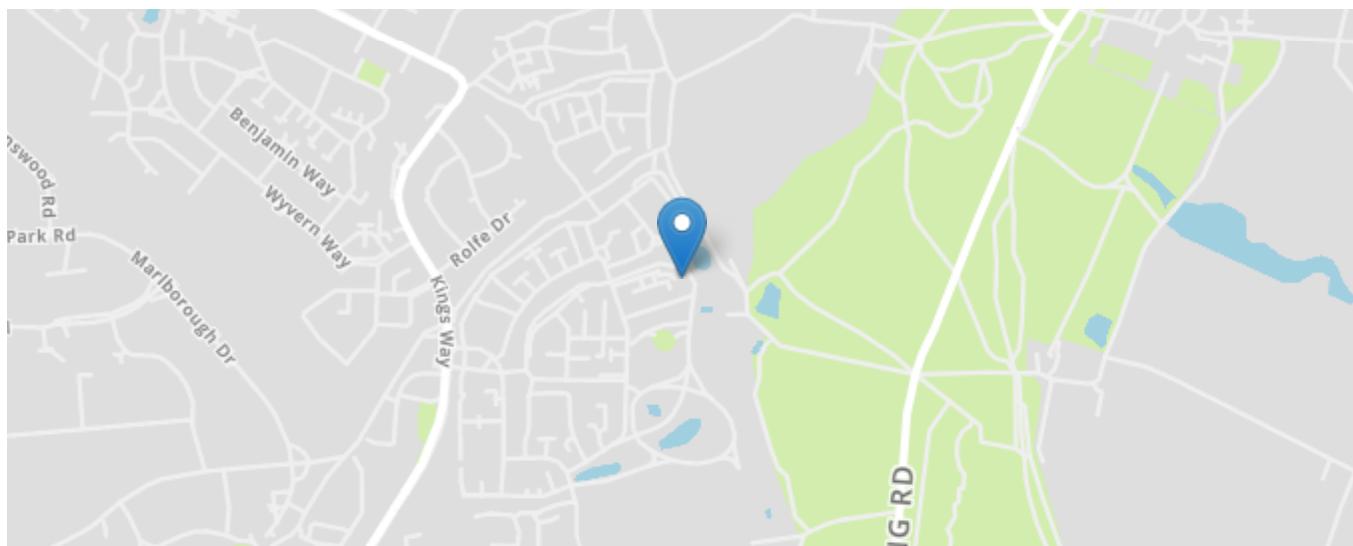
Bedroom 2

11' 6" x 7' 10" (3.50m x 2.40m)

Bathroom

7' 0" max. x 6' 3" max. (2.14m x 1.91m)

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.