

£147,500 Shared Ownership

Carnforth Crescent, Eastbourne, East Sussex BN23 8NJ



- Guideline Minimum Deposit £14,750
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £40.8k | Single £47.1k
- Approx. 832 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £295,000). This smartly-presented property forms the middle of a short, three-house terrace. There is a cloakroom/WC just off the entrance hall and an attractive kitchen. At the rear is a reception/dining room with patio doors that open onto an attractive, split-level garden with decked seating area, pergola and shed. On the first floor of the house are two full-width double bedrooms and a bathroom with stylish pencil-mosaic tiles and a combined overhead/hand-held shower. Well insulated walls and roof, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. The property comes with two parking spaces and is only a short drive from Eastbourne town centre. Pevensey & Westham Railway Station can also be easily reached via bus or by brief bike ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2013). Freehold transferred on 100% ownership.

Minimum Share: 50% (£147,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £374.70 per month (subject to annual review).

Service Charge: £106.26 per month (subject to annual review).

Ground Rent: £150.00 for the year.

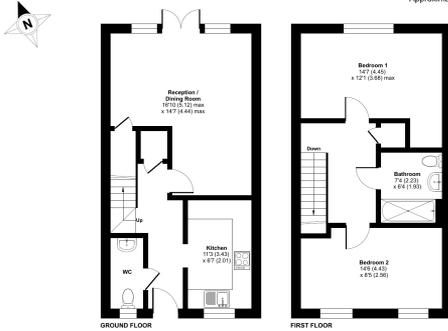
Guideline Minimum Income: Dual - £40,800 | Single - £47,100 (based on minimum share and 10% deposit).

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.

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Approximate Area = 852 sq ft / 77.2 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. This includes International Property Measurement Standards (IPMS) benchmarks. © Urbanmoves 2020. Produced by Urbanmoves. REF: 1471907

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen

11' 3" x 6' 7" (3.43m x 2.01m)

Reception / Dining Room

16' 10" max. x 14' 7" max. (5.12m x 4.44m)

FIRST FLOOR

Landing

Bedroom 1

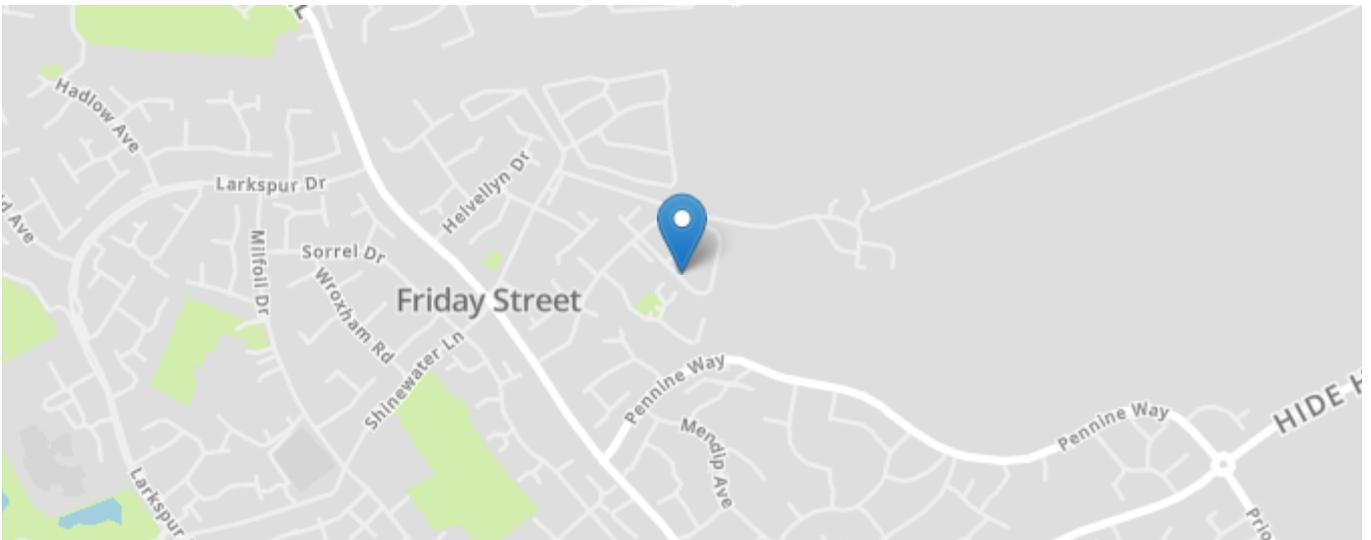
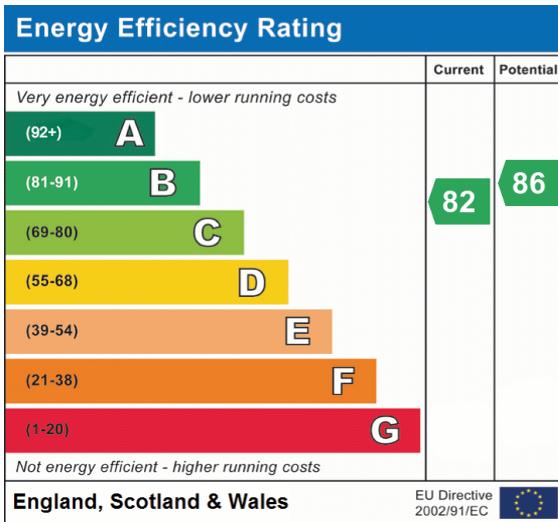
14' 7" x 12' 1" max. (4.45m x 3.68m)

Bathroom

7' 4" max. x 6' 4" max. (2.24m x 1.93m)

Bedroom 2

14' 6" x 8' 5" (4.43m x 2.56m)



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.