

£106,500 Shared Ownership

Linnet Lane, Hailsham, East Sussex BN27 1GB



- Guideline Minimum Deposit £10,650
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Guide Min Income Dual £43k | Single £49.2k
- Approx. 1016 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £355,000). A great chance to buy a shared-ownership family home. This recently-constructed, semi-detached property provides over a thousand square feet of accommodation and features a ground-floor cloakroom/WC and attractive kitchen/dining room at the front while at the rear is a spacious reception room. Doors open onto a garden with patio, lawn, timber shed and decked seating area. The garden can also be accessed via a side gate. On the first floor of the house is a main bedroom with en-suite shower room plus a similar-sized second bedroom, a smaller third double bedroom and a sleek, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces and Hailsham town centre can also be easily reached via bus or by brief cycle ride.

Housing Association: Clarion.

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

Minimum Share: 30% (£106,500). The housing association will expect that you will purchase the largest share affordable.

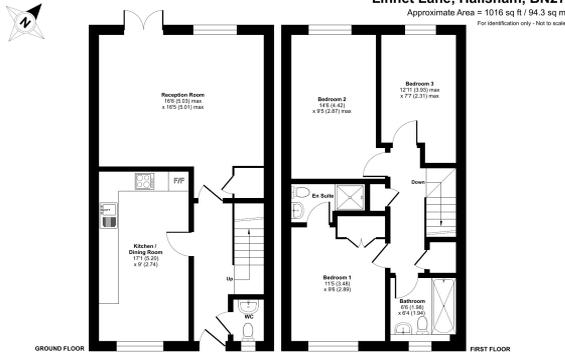
Shared Ownership Rent: £718.47 per month (subject to annual review).

Service Charge: £55.20 per month (subject to annual review).

Guideline Minimum Income: Dual - £43,000 | Single - £49,200 (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.

Kitchen / Dining Room
17' 1" x 9' 0" (5.20m x 2.74m)

Reception Room
16' 6" max. x 16' 5" max. (5.03m x 5.01m)

FIRST FLOOR

Landing

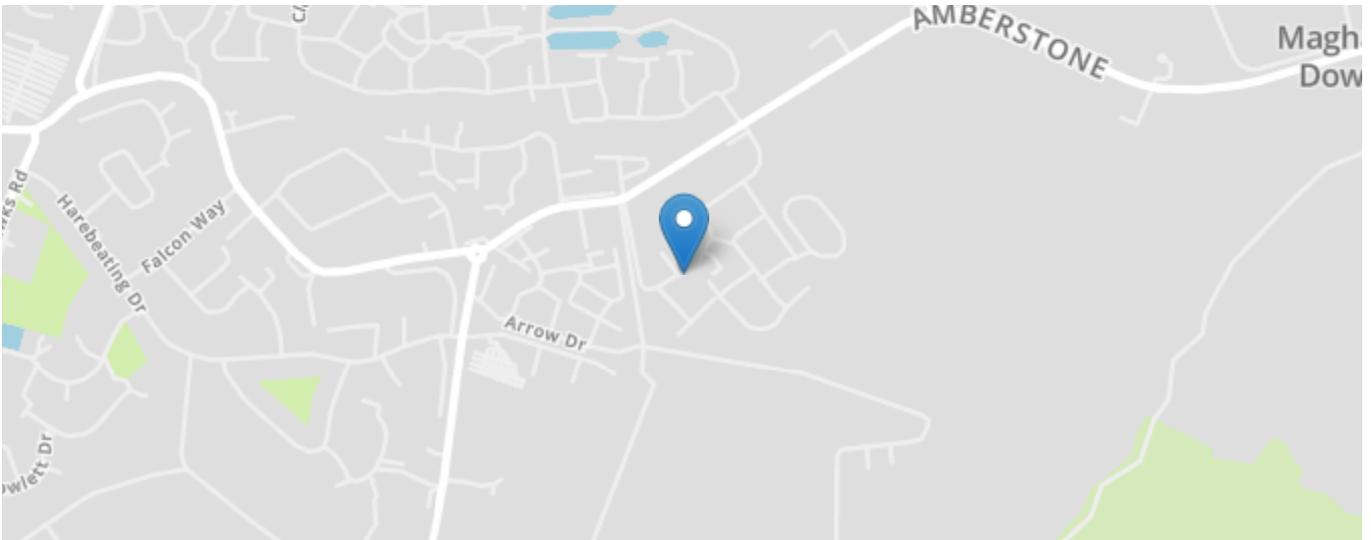
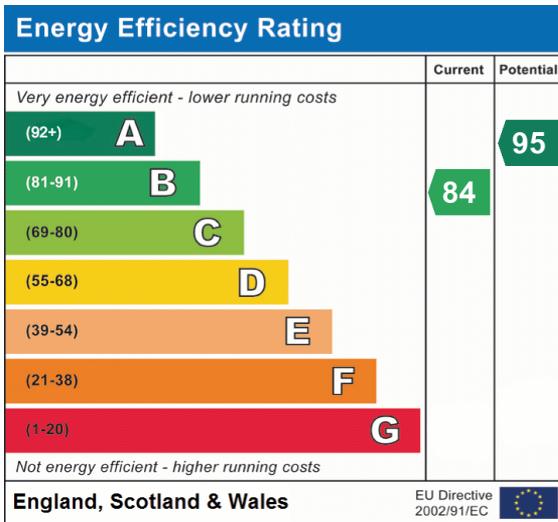
Bedroom 1
11' 5" x 9' 6" (3.48m x 2.89m)

En-Suite Shower Room

Bedroom 2
14' 6" x 9' 5" max. (4.42m x 2.87m)

Bedroom 3
12' 11" max. x 7' 7" max. (3.93m x 2.31m)

Bathroom
6' 6" max. x 6' 4" max. (1.98m x 1.93m)



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.