

## £107,500 Shared Ownership

Faires Close, Southwater, Horsham, West Sussex RH13 9FS



- Guideline Minimum Deposit £10,750
- Two Storey, Three Bedroom, End of Terrace House
- Spacious Kitchen and Reception/Dining Room
- Very Good Energy Efficiency Rating
- Two Car Driveway
- Guide Min Income Dual £49.5k | Single £56.7k
- Approx. 942 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- West/South-West Facing Rear Garden
- Short Walk from Southwater Country Park

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £430,000). A modern, end-of-terrace house in the village of Southwater. The smartly-presented property has a ground-floor cloakroom/WC and a spacious kitchen at the front, while at the rear is a reception/dining room with attractive herringbone-style flooring. Patio doors open onto a west/south-west-facing garden with decked seating area. The garden can also be accessed via a side gate. On the first floor of the house is a full-width main bedroom with wood panelling plus two further bedrooms and a bathroom with decorative pencil-mosaic tiles. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with a two-car driveway and the nearby A24 offers an easy route north into London or south towards the coast. Horsham town centre is only a brief drive away and can also be reached via local bus. Southwater Country Park, which is just a short walk from Faires Close, offers green, open space, an extensive children's play area, lakes and even a paddling beach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/08/2018). Freehold transferred on 100% ownership.

**Minimum Share:** 25% (£107,500). The housing association will expect that you will purchase the largest share affordable.

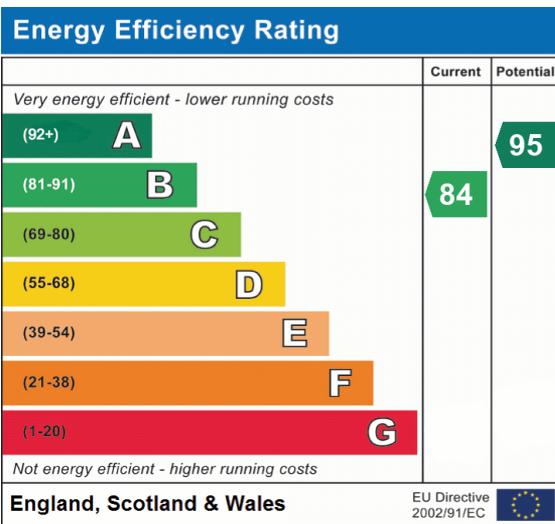
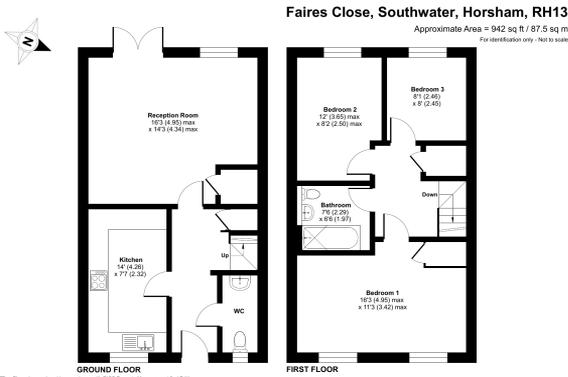
**Shared Ownership Rent:** £852.82 per month (subject to annual review).

**Service Charge:** £108.27 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £49,500 | Single - £56,700 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### W.C.

#### Kitchen

14' 0" x 7' 7" (4.26m x 2.32m)

#### Reception Room

16' 3" max. x 14' 3" max. (4.95m x 4.34m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

16' 3" max. x 11' 3" max. (4.95m x 3.42m)

#### Bathroom

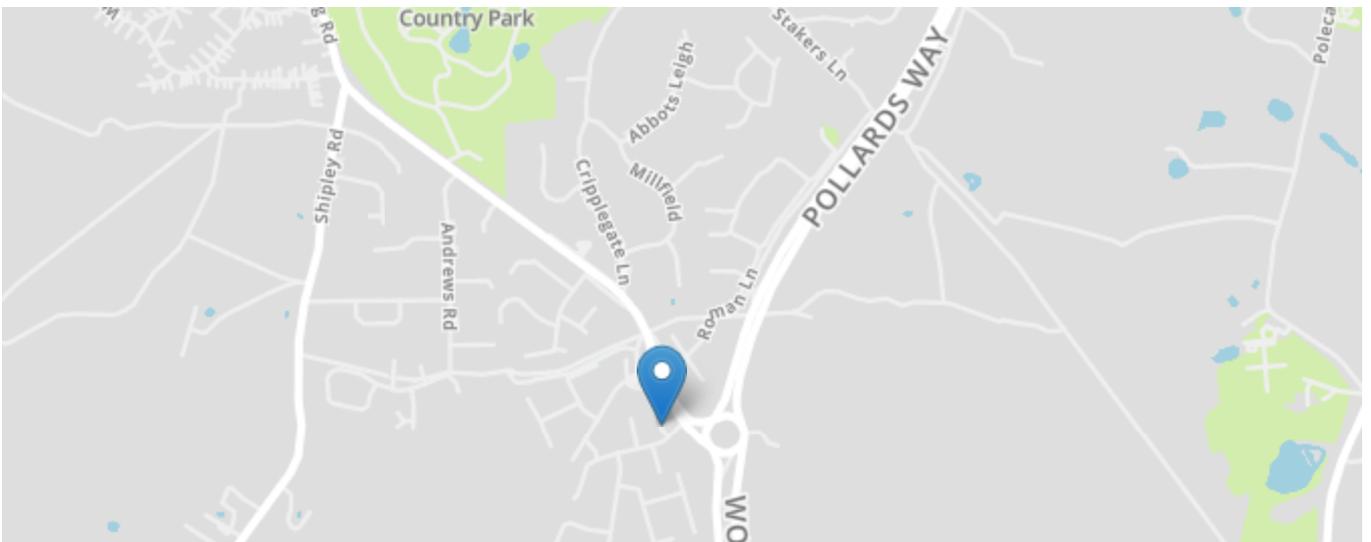
7' 6" x 6' 6" (2.29m x 1.97m)

#### Bedroom 2

12' 0" max. x 8' 2" max. (3.65m x 2.50m)

#### Bedroom 3

8' 1" x 8' 0" (2.46m x 2.45m)



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.