

## £92,750 Shared Ownership

Icarus Avenue, Burgess Hill, West Sussex RH15 0UW



- Guideline Minimum Deposit £9,275
- First (Top) Floor
- Spacious, Naturally-Lit Entrance Hall
- Two Good-Sized Double Bedrooms
- Allocated, Off-Street Parking Space
- Guide Min Income Dual £37.2k | Single £43.5k
- Approx. 706 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Town Centre/Station Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £265,000). 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 first (top) floor and immaculately presented. There is a naturally-lit entrance hall with storage/utility cupboard, a stylish bathroom, a spacious main bedroom plus a second bedroom which is a comfortable double. The twenty-two-foot, open-plan kitchen/reception room has large windows and overlooks an area of lawn on the east/south-east-facing side of the building. Well insulated walls and roof, high performance glazing and a modern gas central heating system 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% (£92,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £515.95 per month (subject to annual review).

**Service Charge:** £217.92 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £TBC | Single - £TBC (based on minimum share and 10% deposit).

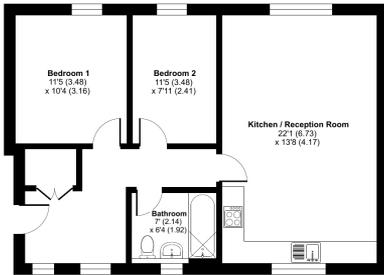
**Council Tax:** Band C, Mid Sussex District Council. Priority is given to applicants living and/or working in this local authority.

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).



**Icarus Avenue, Burgess Hill, RH15**

Approximate Area = 706 sq ft / 65.5 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 Residential). ©rdhcom 2025. Produced for Urban Moves. REF:1434586

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Bedroom 1

11' 5" x 10' 4" (3.48m x 3.16m)

#### Bedroom 2

11' 5" x 7' 11" (3.48m x 2.41m)

#### Bathroom

7' 0" max. x 6' 4" max. (2.13m x 1.93m)

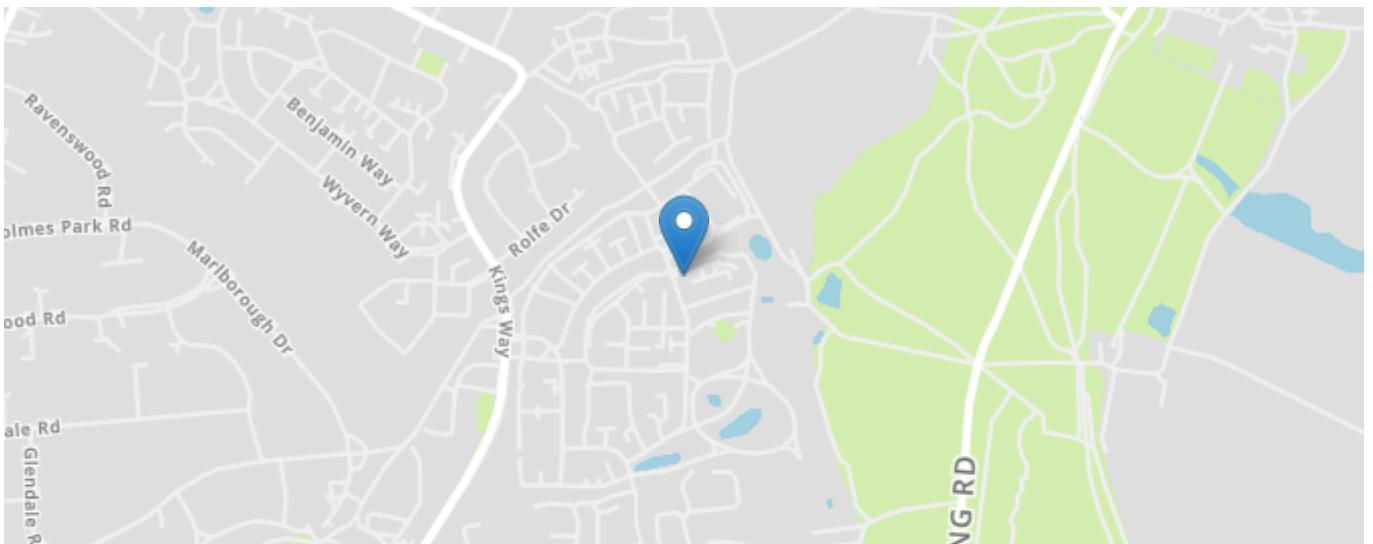
#### Reception

22' 1" x 13' 8" (6.73m x 4.17m)

#### Kitchen

included in reception measurement

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.