

## £112,800 Shared Ownership

Honeysuckle Drive, Billingshurst, West Sussex RH14 9UL



- Guideline Minimum Deposit £11,280
- Second (Top) Floor
- Dual Aspect Kitchen/Reception Room
- Three Juliette Balconies
- Parking Space
- Guide Min Income Dual £38k | Single £44.3k
- Approx. 772 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Short Walk to Billingshurst Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 48% share. Full market value £235,000). An immaculately-presented, top-floor flat with a dual-aspect (south-east and south-west-facing) reception room featuring two Juliette balconies and a spacious, open-plan kitchen/dining area with tiled floor. There is an additional Juliette balcony in the main bedroom, along with a fitted wardrobe and attractive wood panelling. The second bedroom is a comfortable double and the bathroom features stylish, pencil-mosaic tiles. A pair of storage/utility cupboards have been provided in the entrance hallway and the well insulated walls and roof, modern double glazing and gas central heating make for a very good energy-efficiency rating. To the rear of the block is a car park which includes a space for this flat. Alternatively, Billingshurst Railway Station, for Southern services between Bognor Regis and London Victoria, is only a short walk away.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 25/12/2014).

**Minimum Share:** 48% (£112,800). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £427.30 per month (subject to annual review).

**Service Charge:** £216.73 per month (subject to annual review).

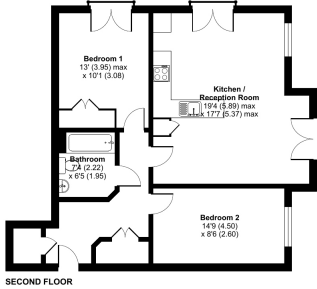
**Guideline Minimum Income:** Dual - £38,000 | Single - £44,300 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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. Pets not permitted (except assistance animals).

**Honeysuckle Drive, Billingshurst, RH14**

Approximate Area = 772 sq ft / 71.7 sq m  
For identification only - Not to scale



SECOND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Resalesable. © rinchroom 2020. Produced for Urban Moves. REF: 143781

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Bedroom 2

14' 9" x 8' 6" (4.50m x 2.60m)

#### Bathroom

7' 3" x 6' 5" (2.22m x 1.95m)

#### Bedroom 1

13' 0" max. x 10' 1" (3.95m x 3.08m)

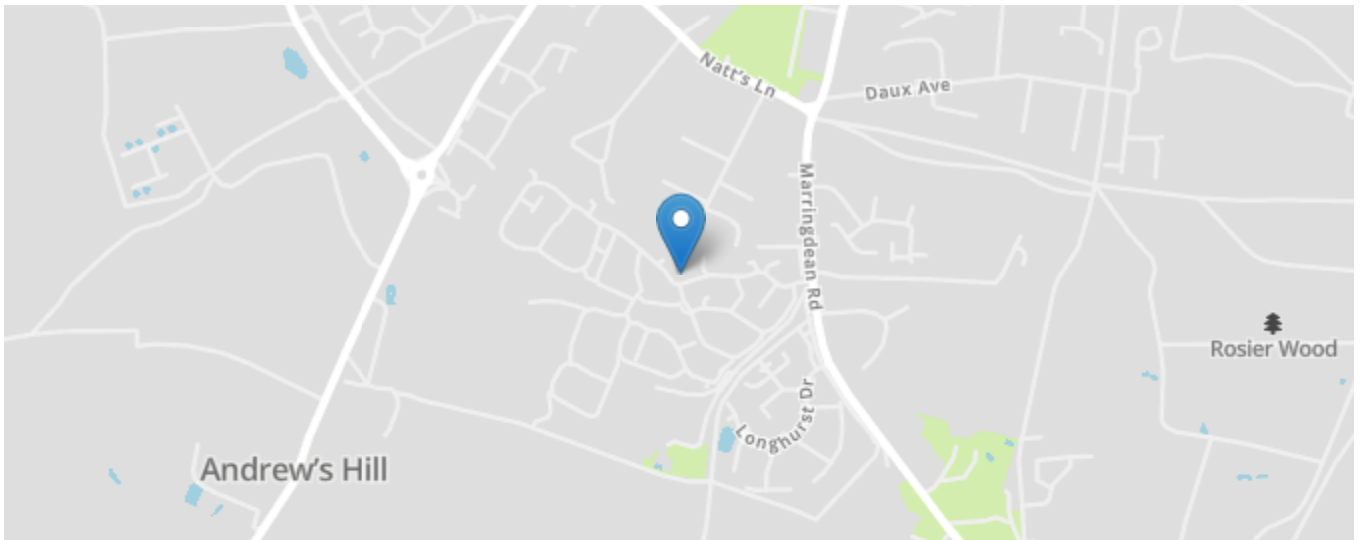
#### Reception

19' 4" max. x 17' 7" max. (5.89m x 5.37m)

#### 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>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</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.