

£147,500 Shared Ownership

Kite Way, Hailsham, East Sussex BN27 1GG



- Guideline Minimum Deposit £14,750
- Two Storey, Semi Detached House
- Spacious Reception/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £39k | Single £45.3k
- Approx. 856 Sqft Gross Internal Area
- Two Generously-Sized Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £295,000). A smartly-presented, semi-detached house in the Amberstone area of Hailsham. The recently-constructed property has a cloakroom/WC and a stylish kitchen with handle-less units and integrated appliances. Double doors lead from the spacious reception/dining room out to a neatly-kept rear garden with patio, lawn and timber shed. The garden can also be accessed via a side gate. On the first floor of the house is a large main bedroom plus a generously-sized second bedroom and a 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 the town centre can also be easily reached via bus or by brief bike ride. Hellingly Country Park is home to a cricket club and includes space for other ball games, a café plus woodland and green, open space to explore.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2019). 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: £424.14 per month (subject to annual review).

Service Charge: £52.06 per month (subject to annual review).

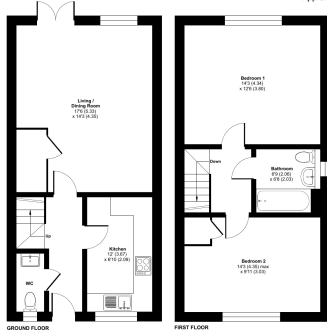
Guideline Minimum Income: Dual - £39,000 | Single - £45,300 (based on minimum share and 10% deposit).

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.



Kite Way, Hailsham, BN27
Approximate Area = 856 sq ft / 79.5 sq m
For identification only - Not to scale



Plan 286 produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on 15/09/2023. Produced by Urban Moves. Ref: 1422262

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen

12' 0" x 6' 10" (3.67m x 2.09m)

Living / Dining Room

17' 6" x 14' 3" (5.33m x 4.35m)

FIRST FLOOR

Landing

Bedroom 1

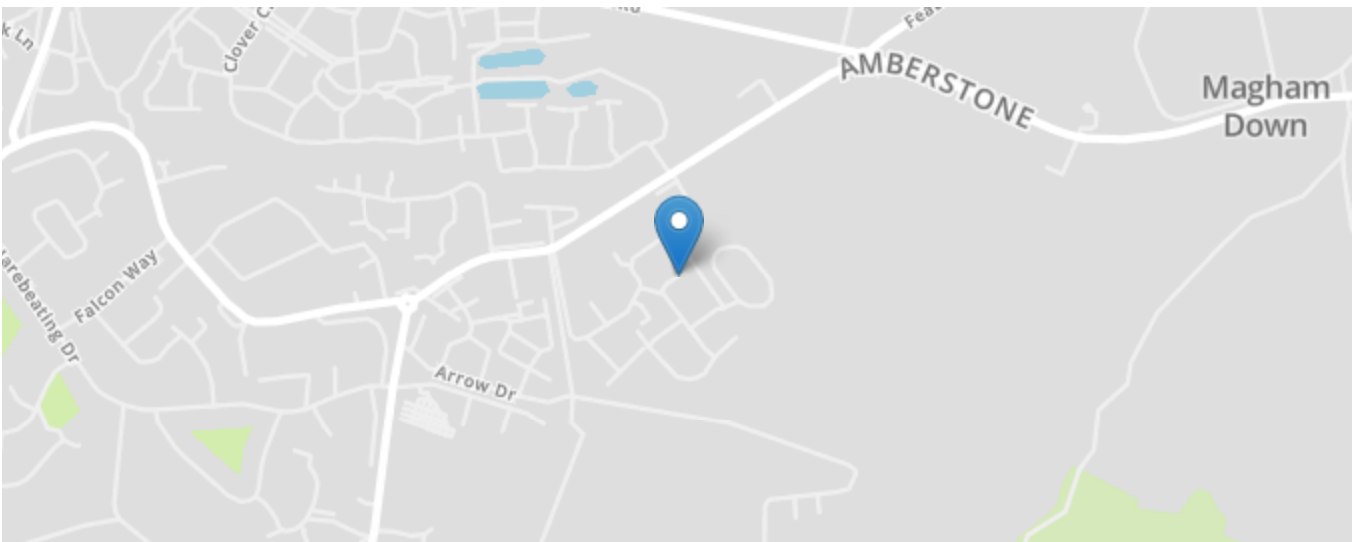
14' 3" x 12' 6" (4.34m x 3.80m)

Bathroom

6' 9" max. x 6' 8" max. (2.06m x 2.03m)

Bedroom 2

14' 3" max. x 9' 11" (4.35m x 3.03m)



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.