

£138,000 Shared Ownership

Old Station House, Station Road, Polegate, East Sussex BN26 6EH



- Guideline Minimum Deposit £13,800
- Top Floor (third, building has a lift)
- Open Plan Kitchen/Reception Room
- Vaulted Ceilings (Reception and Bedroom 1)
- Parking Space
- Guide Min Income Dual £36.8k | Single £43.1k
- 870 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Minutes from Polegate Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £230,000). A smartly-presented flat on the top floor of a building which, contrary to the name, is quite recent in construction. The property has a large reception room with a sleek, open-plan kitchen and a feature window looking down onto Station Road. The principal bedroom is also spacious, with a matching window, plus there is a generously-sized second bedroom and a simple yet stylish bathroom. 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 current railway station is just a few minutes away and provides services to various locations along the south coast plus trains to London Victoria. Polegate Primary School is Ofsted-rated 'Outstanding' and the local secondary is also well thought of. The flat comes with use of an allocated parking space to the rear of the block.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 05/03/2019).

Minimum Share: 60% (£138,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £275.46 per month (subject to annual review).

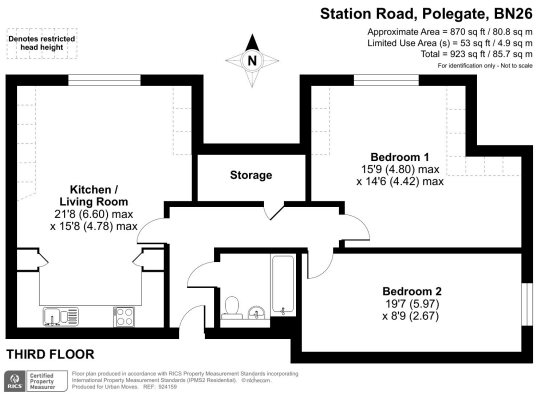
Service Charge: £197.80 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £36,800 | Single - £43,100 (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. Pets not permitted (except assistance animals).



DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

21' 8" max. x 15' 8" max. (6.60m x 4.78m)

Kitchen

included in reception measurement

Bedroom 1

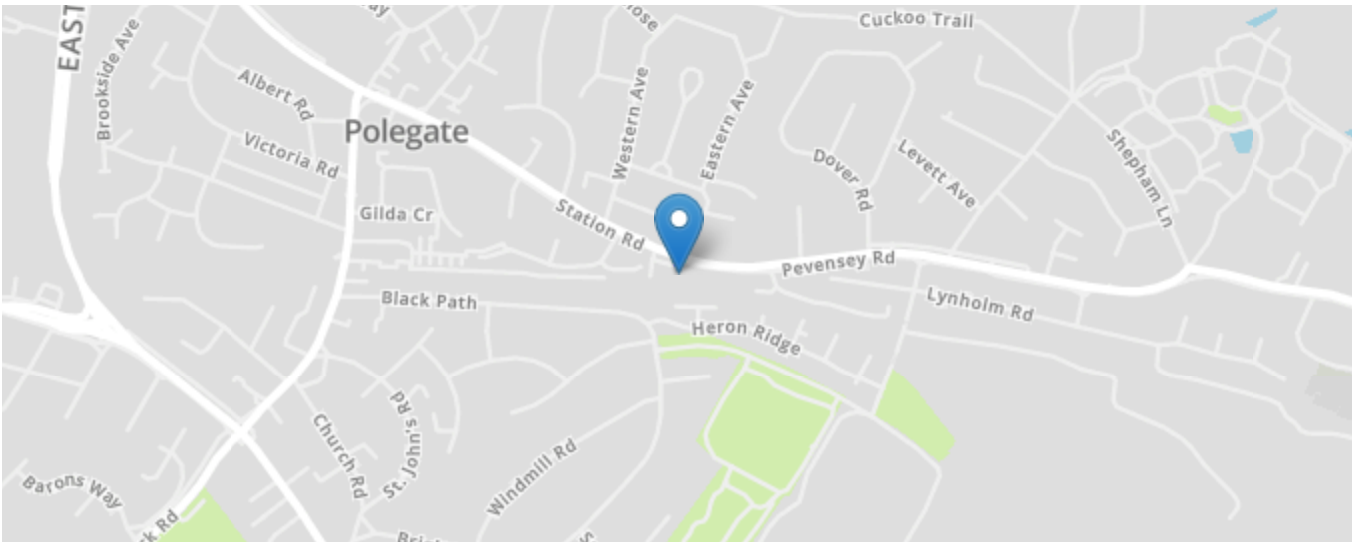
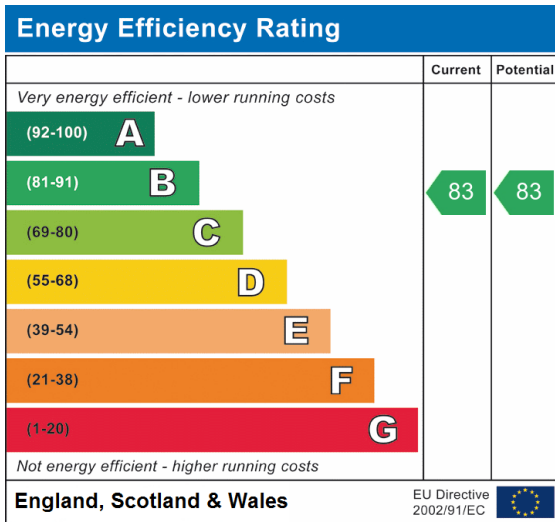
15' 9" max. x 14' 6" max. (4.80m x 4.42m)

Bedroom 2

19' 7" x 8' 9" (5.97m x 2.67m)

Bathroom

Walk-In Storage



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.