

£147,500 Shared Ownership

Linnet Lane, Hailsham, East Sussex BN27 1GB



- Guideline Minimum Deposit £14,750
- Two Storey, Semi Detached House
- Dual Aspect Reception/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £39.5k | Single £45.7k
- Approx. 864 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £295,000). This smartly-presented, semi-detached property has a cloakroom/WC just off the entrance hall and a full-length (approximately twenty-two foot) reception/dining room with a large window at one end and patio doors at the other. The attractive kitchen features white, handle-less units and contrasting work surfaces. Upstairs, on the first floor of the house, is a spacious main bedroom plus a generously-sized second double bedroom and a sleek, 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 a rear garden, flower beds at the front and two parking spaces. Hailsham town centre can also be easily reached via bus or by brief cycle ride.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/07/2021). Freehold transferred on 100% ownership.

Minimum Share: 50% (£147,500). The housing association will expect that you will purchase the largest share affordable.

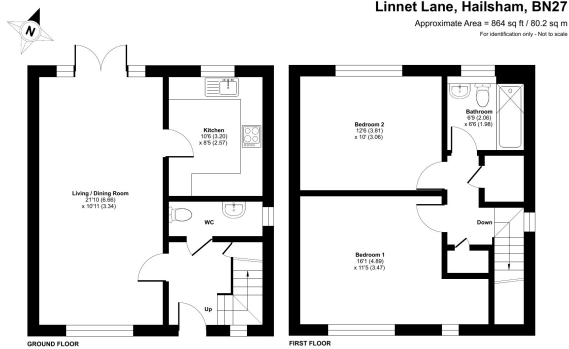
Shared Ownership Rent: £436.59 per month (subject to annual review).

Service Charge: £51.51 per month (subject to annual review).

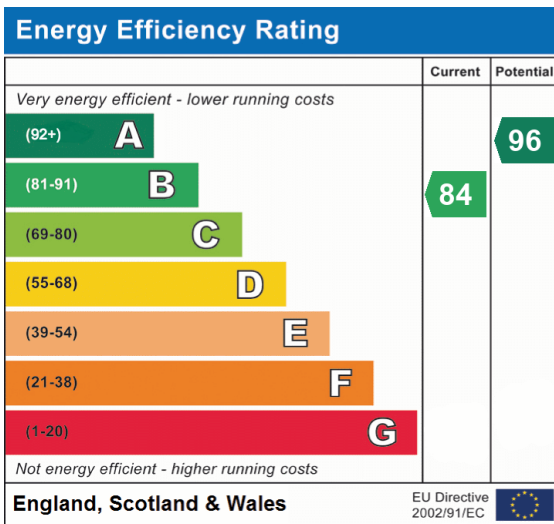
Guideline Minimum Income: Dual - £39,500 | Single - £45,700 (based on minimum share and 10% deposit).

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.



These plans produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPIMS Residential), Copyright 2018. Produced by Urban Moves. REF: 148836



DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Living / Dining Room
21' 10" x 10' 11" (6.66m x 3.34m)

Kitchen
10' 6" x 8' 5" (3.20m x 2.57m)

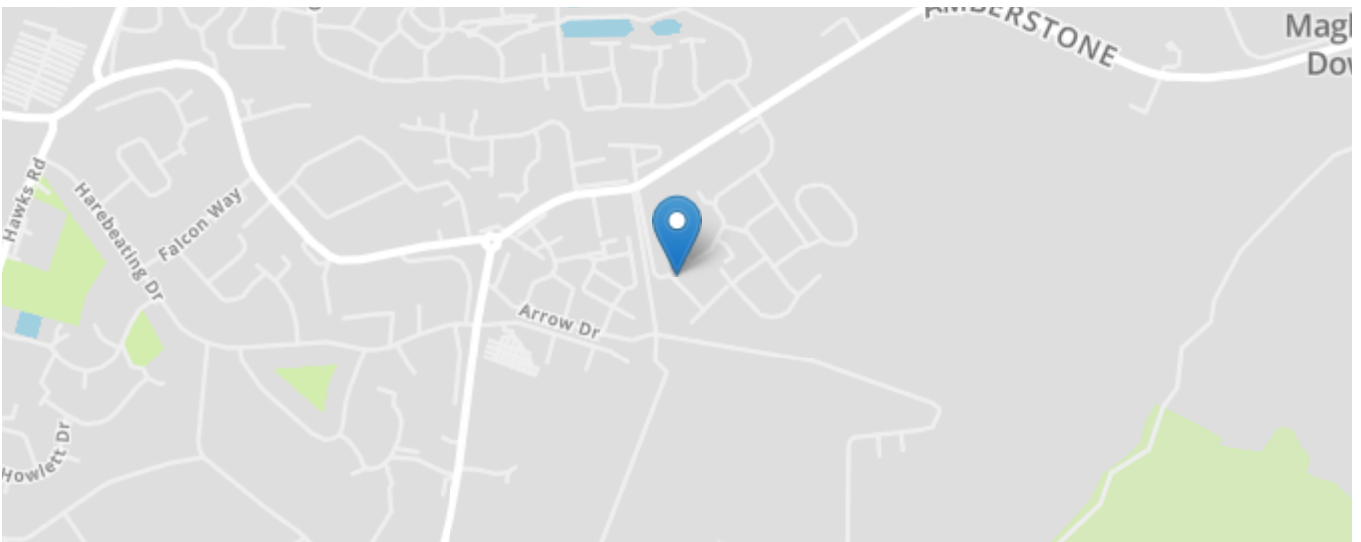
FIRST FLOOR

Landing

Bedroom 1
16' 1" max. x 11' 5" (4.89m x 3.47m)

Bedroom 2
12' 6" x 10' 0" (3.81m x 3.06m)

Bathroom
6' 9" max. x 6' 6" max. (2.06m x 1.98m)



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.