

£247,000 Shared Ownership

Renfields, Haywards Heath, West Sussex RH16 4UG



- Guideline Minimum Deposit £24,700
- Two Storey, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £57.5k | Single £66.1k
- Approx. 834 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £380,000). A great chance to buy a shared-ownership family home in Haywards Heath. This modern, semi-detached property has a cloakroom/WC just off the entrance hall and a good-sized kitchen. At the rear is a spacious reception room with attractive flooring and a door that opens onto the split-level garden. The garden can also be accessed via a side gate. As built, the first floor of the house featured two full-width bedrooms plus the bathroom. The rear bedroom has since been sub-divided to provide two good-sized single bedrooms. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The property comes with use of an allocated parking space and the town centre can also be reached on foot or by brief cycle ride. Immediately to the south of the development are Ashenground Park and Bolnore Woods while a few minutes to the north is Beech Hurst Gardens, which includes tennis courts and even a miniature railway.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2016). Freehold transferred on 100% ownership.

Minimum Share: 65% (£247,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £339.93 per month (subject to annual review).

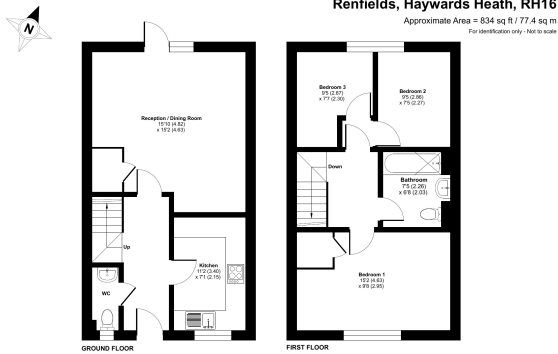
Service Charge: £49.16 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £57,500 | Single - £66,100 (based on minimum share and 10% deposit).

Council Tax: Band D, 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.



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (APMS) Registered. © Urbanmoves 2020. Produced by Urban Moves. REF: 1426877

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(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

11' 2" x 7' 1" (3.40m x 2.15m)

Reception / Dining Room

15' 10" max. x 15' 2" max. (4.82m x 4.63m)

FIRST FLOOR

Landing

Bedroom 1

15' 2" max. x 9' 8" max. (4.63m x 2.95m)

Bathroom

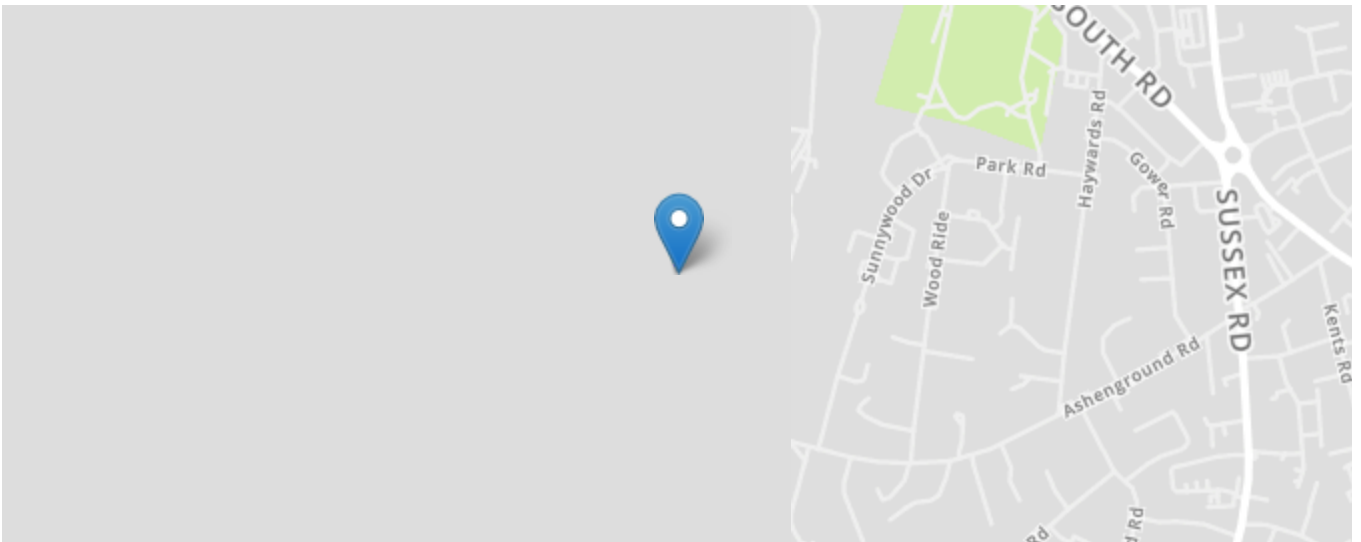
7' 5" max. x 6' 8" max. (2.26m x 2.03m)

Bedroom 2

9' 5" x 7' 5" (2.86m x 2.27m)

Bedroom 3

9' 5" max. x 7' 7" max. (2.87m x 2.30m)



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.