

## £82,500 Shared Ownership

Sinclair Drive, Codmore Hill, Pulborough, West Sussex RH20 1FW



- Guideline Minimum Deposit £8,250
- Two Storey, Mid Terrace House
- Sleek, Modern Kitchen
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £36.1k | Single £42.3k
- Approx. 818 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Allocated, On-Street Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £330,000). This recently-constructed property forms the middle of a short, three-house terrace and has a conventional, modern layout: A ground-floor cloakroom and a sleek, white kitchen at the front with a full-width reception room at the rear. Patio doors open onto a neatly-kept garden. On the first floor of the house is the bathroom and two bedrooms, both of which include built-in storage. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with parking for two cars and Pulborough town centre is also within comfortable walking distance or a brief bike ride. The railway station provides services between Bognor Regis and London Victoria (via Gatwick, East Croydon and Clapham Junction for various other transport options).

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2020). Freehold transferred on 100% ownership.

**Minimum Share:** 25% (£82,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £711.76 per month (subject to annual review).

**Service Charge:** £49.84 per month (subject to annual review).

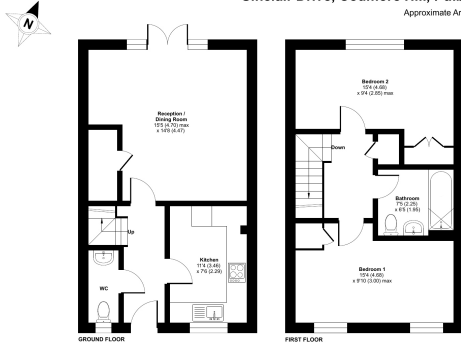
**Guideline Minimum Income:** Dual - £36,100 | Single - £42,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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.

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Approximate Area = 818 sq ft / 75.9 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) standards. © Urbanmoves 2020. Produced by Urban Moves, REG. 1471027

## DIMENSIONS

### GROUND FLOOR

Entrance Hall

W.C.

Kitchen

11' 4" x 7' 6" (3.46m x 2.29m)

Reception/Dining Room

15' 5" max. x 14' 8" max. (4.70m x 4.47m)

### FIRST FLOOR

Landing

Bedroom 1

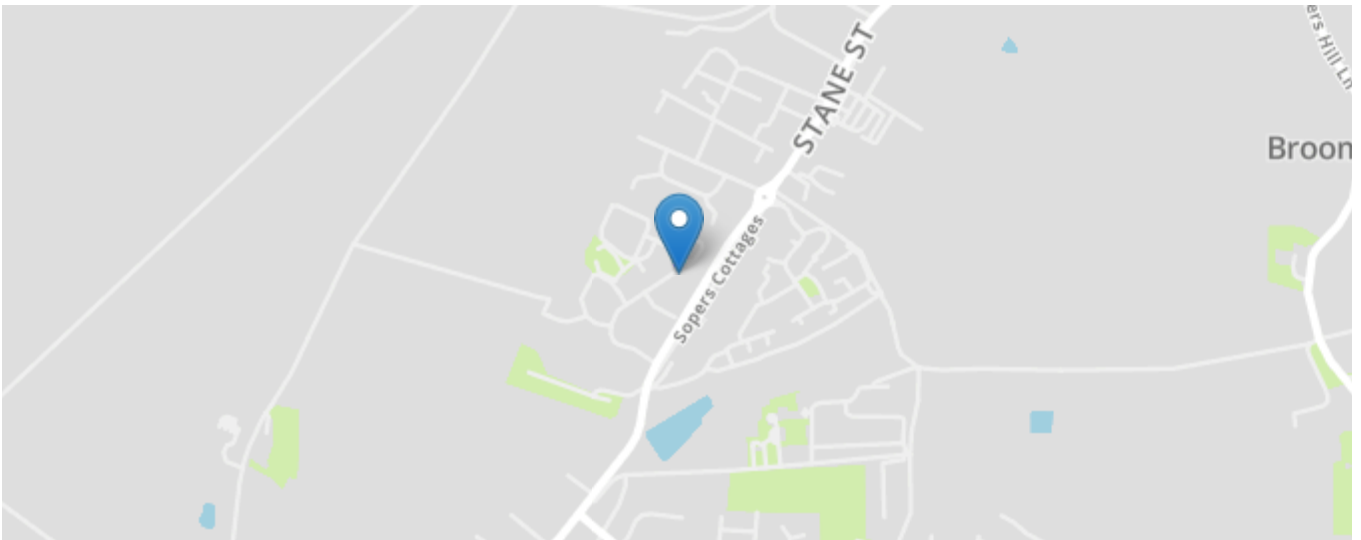
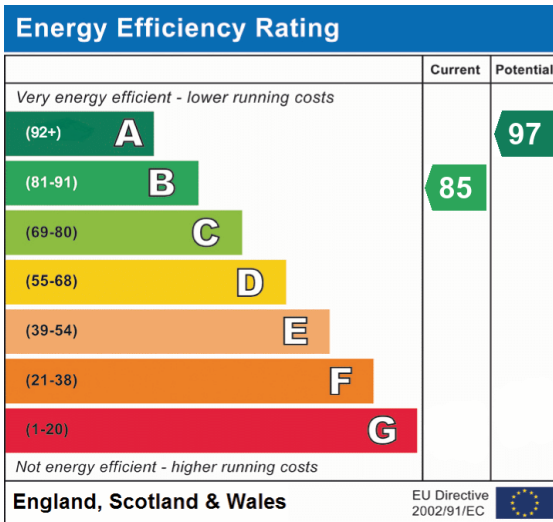
15' 4" max. x 9' 10" max. (4.68m x 3.00m)

Bathroom

7' 5" x 6' 5" (2.25m x 1.95m)

Bedroom 2

15' 4" x 9' 4" to front of wardrobe (4.68m x 2.85m)



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.