

## £112,000 Shared Ownership

Daytona Close, Eastbourne, East Sussex BN22 0AZ



- Guideline Minimum Deposit £11,200
- Two Storey, Semi-Detached House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Generously-Sized Rear Garden
- Guide Min Income Dual £34k | Single £40.2k
- Approx. 914 Sqft Gross Internal Area
- Three Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £320,000). A recently-constructed and beautifully-presented family home in Eastbourne. The house is technically semi-detached but effectively forms the end of a short terrace and the position has allowed for a significantly larger garden than many of the neighbouring properties. Internal features include a dual-aspect reception room, under-stairs storage and a sixteen-foot kitchen/dining room. A small rear hall provides access to the garden as well as to a ground-floor cloakroom/WC. On the first floor is a full-width main bedroom plus a good-sized second double bedroom and a third bedroom which has been converted into a dressing room. The bathroom is simple yet stylish and naturally lit. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute to a very good energy-efficiency rating. The house comes with two forecourt parking spaces and the town centre can also be reached by bike or via bus from nearby Hazelwood Avenue.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/04/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£112,000). The housing association will expect that you will purchase the largest share affordable.

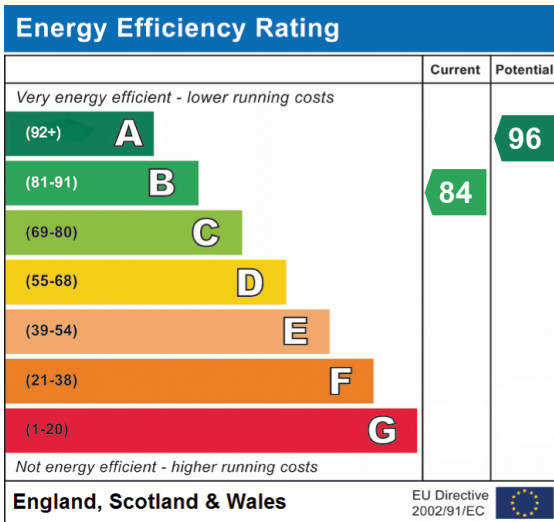
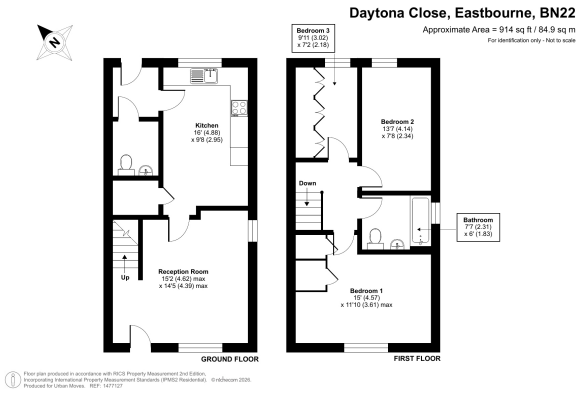
**Shared Ownership Rent:** £507.39 per month (subject to annual review).

**Service Charge:** £38.53 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £34,000 | Single - £40,200 (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.



## DIMENSIONS

### GROUND FLOOR

**Reception Room**  
15' 2" max. x 14' 5" max. (4.62m x 4.39m)

**Kitchen / Dining Room**  
16' 0" x 9' 8" (4.88m x 2.95m)

**Rear Hall**

**W.C.**

### FIRST FLOOR

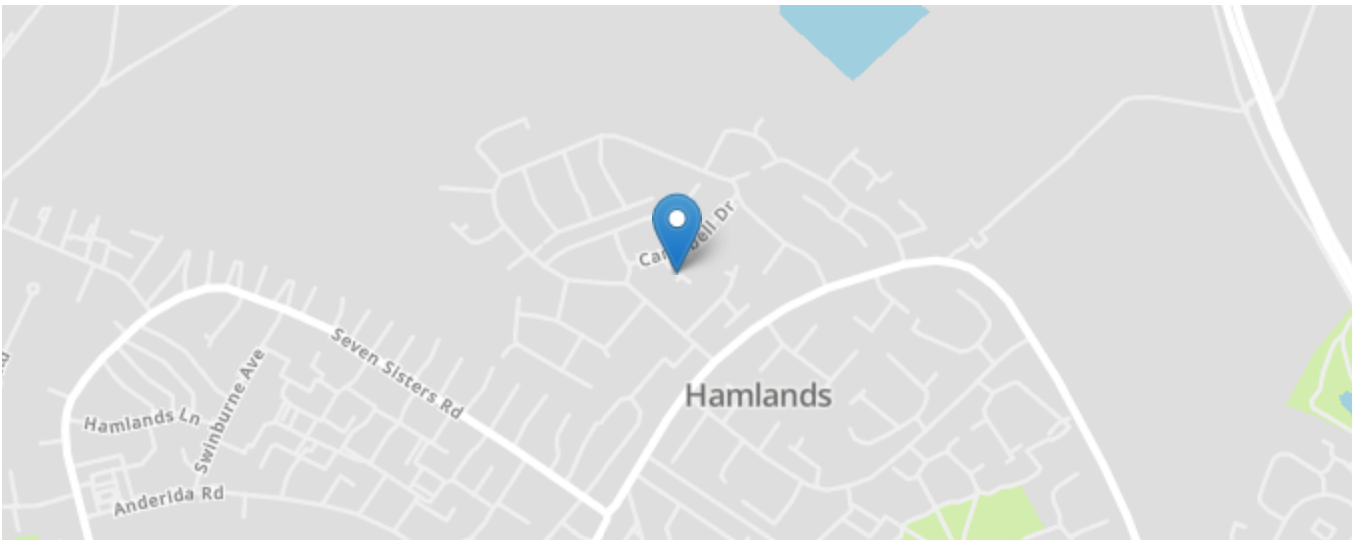
**Landing**

**Bedroom 1**  
15' 0" x 11' 10" max. (4.57m x 3.61m)

**Bathroom**  
7' 7" max. x 6' 0" max. (2.31m x 1.83m)

**Bedroom 2**  
13' 7" x 7' 8" (4.14m x 2.34m)

**Bedroom 3 / Dressing Room**  
9' 11" x 7' 2" max. (3.02m x 2.18m)



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.