

£107,600 Shared Ownership

Shearing Drive, Burgess Hill, West Sussex RH15 0NA



- Guide Min Income Dual £38.1k | Single £44.4k
- Second (Top) Floor
- Open Plan Kitchen/Reception Room
- Far Reaching View
- Allocated, Off-Street Parking Space
- Guideline Minimum Income £10,760
- Approx. 815 Sqft Gross Internal Area
- Large Main Bedroom with Juliette Balcony
- Modern Double Glazing and Gas Central Heating
- Short Walk to Town Centre/Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £269,000). This generously-sized flat is on the top (second) floor and has a twenty-four-foot reception room with open-plan kitchen area. The large main bedroom includes a fitted wardrobe and features an east/south-east-facing Juliette balcony overlooking Folders Meadow Park. The second bedroom, though smaller, is still a comfortable double. There is a spacious, naturally-lit bathroom and a built-in storage/utility cupboard in the entrance hallway. 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, off-street parking space plus Burgess Hill Railway Station and the town centre can also be easily reached on foot or by a very brief bus/bike ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2012).

Minimum Share: 40% (£107,600). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £451.28 per month (subject to annual review).

Service Charge: £209.61 per month (subject to annual review).

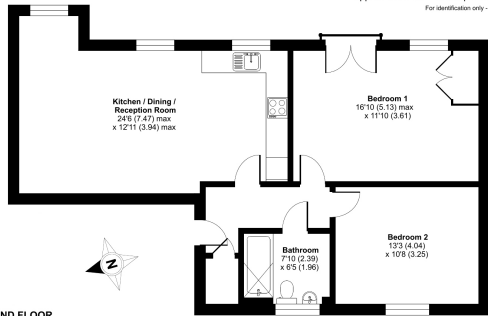
Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £38,100 | Single - £44,400 (based on minimum share and 10% deposit).

Council Tax: Band C, 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. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

Shearing Drive, Burgess Hill, RH15
Approximate Area = 815 sq ft / 75.7 sq m
For identification only - Not to scale



SECOND FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS). © Urban Moves. Produced for Urban Moves. REF: 1432178

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

24' 6" max. x 12' 11" max. (7.47m x 3.94m)

Kitchen

included in reception measurement

Bedroom 1

16' 10" max. x 11' 10" (5.13m x 3.61m)

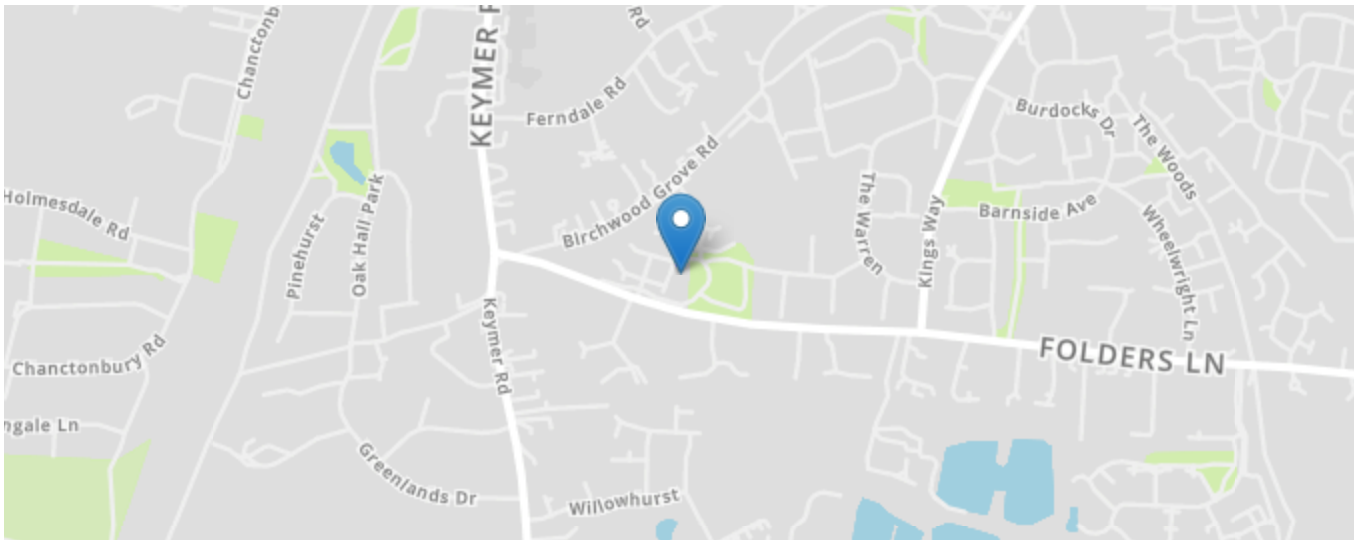
Bedroom 2

13' 3" x 10' 8" (4.04m x 3.25m)

Bathroom

7' 10" max. x 6' 5" max. (2.39m x 1.96m)

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



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.