

£195,650 Shared Ownership

Flowers Close, Hassocks, West Sussex BN6 8FF



- Guideline Minimum Deposit £19,565
- Two Storey, Semi Detached House
- Spacious Kitchen and Reception/Dining Room
- Bathroom plus Downstairs WC
- Off Street Parking
- Guide Min Income Dual £56.7k | Single £65.2k
- Approx. 1040 Sqft Gross Internal Area
- Three Double Bedrooms
- Large Side/Rear Garden
- Walking Distance to Hassocks Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 43% share. Full market value £455,000). A great chance to buy a spacious, shared-ownership family home with a large rear/side garden. The well-presented, semi-detached property has a generously-sized entrance hall leading to a smart, modern kitchen, a ground-floor cloakroom/WC and a spacious reception/dining room with patio doors. Upstairs, on the first floor of the house, is a full-width main bedroom plus two further double bedrooms and a stylish, naturally-lit bathroom. Well insulated walls and roof, double glazing a modern gas central heating system make for a good energy-efficiency rating. A rear driveway provides space for off-street parking and Flowers Close is also within comfortable walking distance, or a very brief cycle ride, of Hassocks Railway Station which offers services to a number of destinations, including Brighton (2 stops, approx. 11 minutes) or London Bridge/Victoria (just under an hour). Ofsted list an infant school, a junior school and a secondary school within a half-mile radius, all rated 'Good/Strong'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/02/2015). Freehold transferred on 100% ownership.

Minimum Share: 43% (£195,650). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £595.75 per month (subject to annual review).

Service Charge: £58.78 per month (subject to annual review).

Ground Rent: £200.00 for the year.

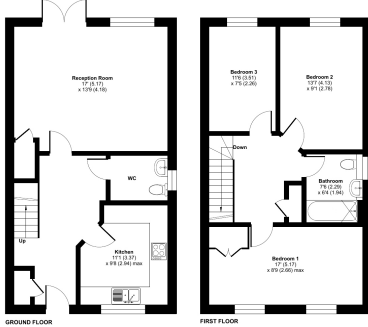
Guideline Minimum Income: Dual - £56,700 | Single - £65,200 (based on minimum share and 10% deposit).

Council Tax: Band D, Mid Sussex District Council. Priority is given to applicants living and/or working in this local authority.

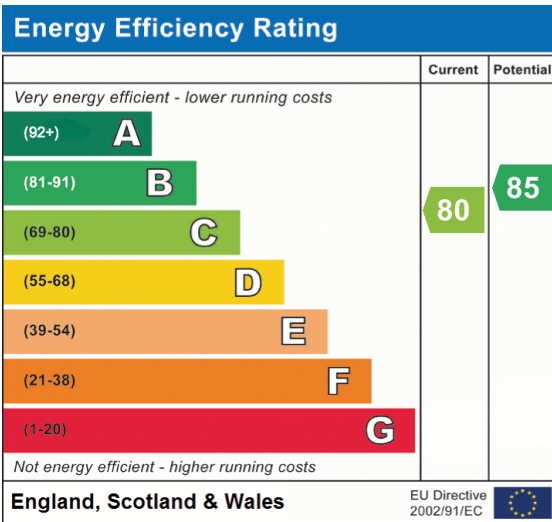
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.



Flowers Close, Hassocks, BN6
Approximate Area = 1040 sq ft / 96.6 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (APMS) Registered. Produced by Urban Moves. REF: 148842



DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

11' 1" x 9' 8" max. (3.37m x 2.94m)

W.C.

Reception Room

17' 0" x 13' 9" (5.17m x 4.18m)

FIRST FLOOR

Landing

Bedroom 1

17' 0" x 8' 9" max. (5.17m x 2.66m)

Bathroom

7' 6" max. x 6' 4" max. (2.29m x 1.94m)

Bedroom 2

13' 7" x 9' 1" (4.13m x 2.78m)

Bedroom 3

11' 6" x 7' 5" (3.51m x 2.26m)



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.