

£117,250 Shared Ownership

Blue Bird Way, Eastbourne, East Sussex BN22 0BF



- Guideline Minimum Deposit £11,725
- Two Storey, Semi Detached House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £39.1k | Single £45.4k
- 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 £335,000). A great chance to buy a shared-ownership family home. This smartly-presented, semi-detached property has a dual-aspect reception room with attractive, herringbone-style flooring. A door leads from the kitchen/dining room to a small, rear hall which provides access to a ground-floor cloakroom/WC as well as to a well-maintained rear garden with patio and lawn. On the first floor of the house is a full-width main bedroom plus a good-sized second double bedroom, a smaller third bedroom and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces and is also just a brief bike ride from the Polegate or Hampden Park railway stations. Eastbourne Station, and the town centre, can be easily reached 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% (£117,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £607.40 per month (subject to annual review).

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

Guideline Minimum Income: Dual - £39,100 | Single - £45,400 (based on minimum share and 10% deposit).

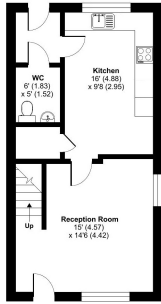
Council Tax: Band C, Wealden District Council. Priority is given to applicants living and/or working in this local authority.

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.

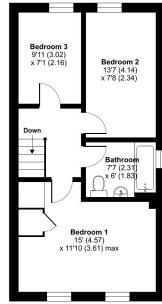


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Approximate Area = 914 sq ft / 84.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF: 1233227

DIMENSIONS

GROUND FLOOR

Reception Room

15' 0" max. x 14' 6" (4.57m x 4.42m)

Kitchen / Dining Room

16' 0" x 9' 8" (4.88m x 2.95m)

Rear Hall

W.C.

6' 0" x 5' 0" (1.83m x 1.52m)

FIRST FLOOR

Landing

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

Bathroom

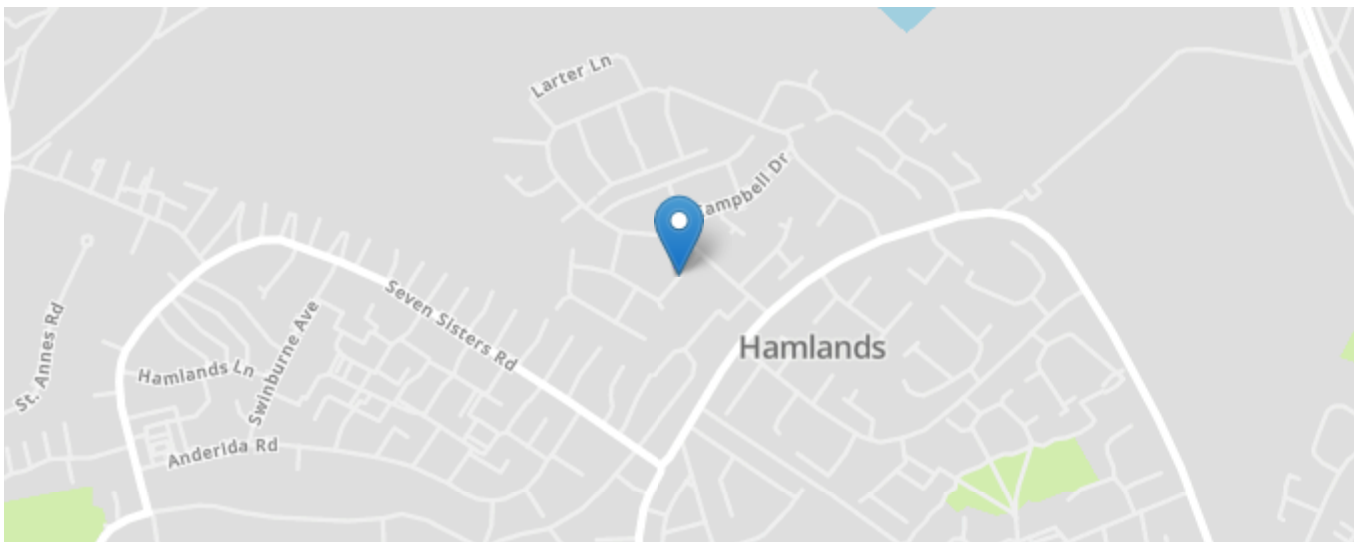
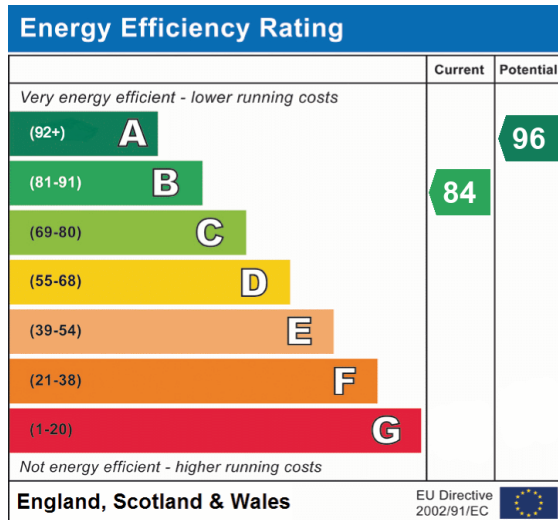
7' 7" max. x 6' 0" max. (2.31m x 1.83m)

Bedroom 2

13' 7" x 7' 8" (4.14m x 2.34m)

Bedroom

9' 11" x 7' 1" (3.02m x 2.16m)



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.