

## £108,500 Shared Ownership

Linnet Lane, Hailsham, East Sussex BN27 1GB



- Guideline Minimum Deposit £10,850
- Two Storey, Two Bedroom, Semi Detached House
- Very Good Energy-Efficiency Rating
- Timber Summer house
- Guide Min Income Dual £37.5k | Single £42k
- Approx. 834 Sqft Gross Internal Area
- South East Facing Rear Garden
- Two Car Driveway (+ Shared Visitor Parking)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £310,000). This immaculately-presented, semi-detached property has a ground-floor WC just off the entrance hall and a good-sized kitchen with stylish, handle-less units. At the rear is a spacious reception/dining room featuring attractive wood panelling and patio doors that open onto the south-east-facing garden. On the first floor of the house is a large main bedroom plus a second, comfortable, double bedroom and a sleek, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house has a two-car driveway and the current owners have added a timber summer house to the rear garden plus a covered section of patio. Ofsted list four primary schools within a mile radius, all rated 'Good'. The shopping centre, supermarkets, leisure centre and other amenities of Hailsham town centre can also be reached via local bus or brief cycle ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/04/2019).

**Minimum Share:** 35% (£108,500). The housing association will expect that you will purchase the largest share affordable.

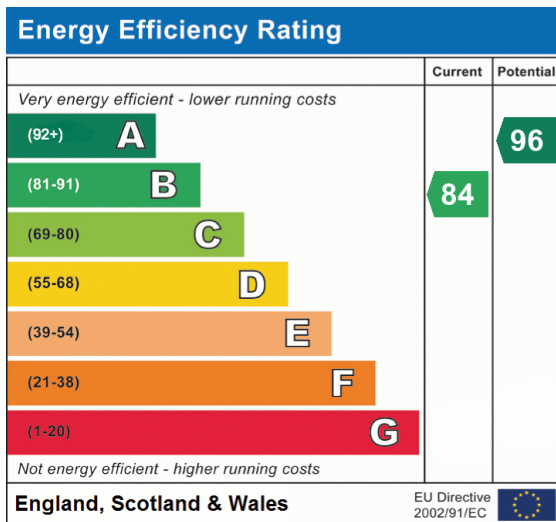
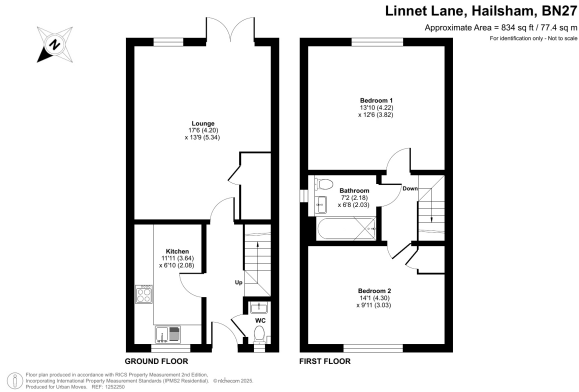
**Shared Ownership Rent:** £525.10 per month (subject to annual review).

**Service Charge:** £54.21 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £35,700 | Single - £42,000 (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

#### Entrance Hallway

#### W.C.

#### Kitchen

11' 11" x 6' 10" (3.63m x 2.08m)

#### Lounge

17' 6" max. x 13' 9" max. (5.33m x 4.19m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

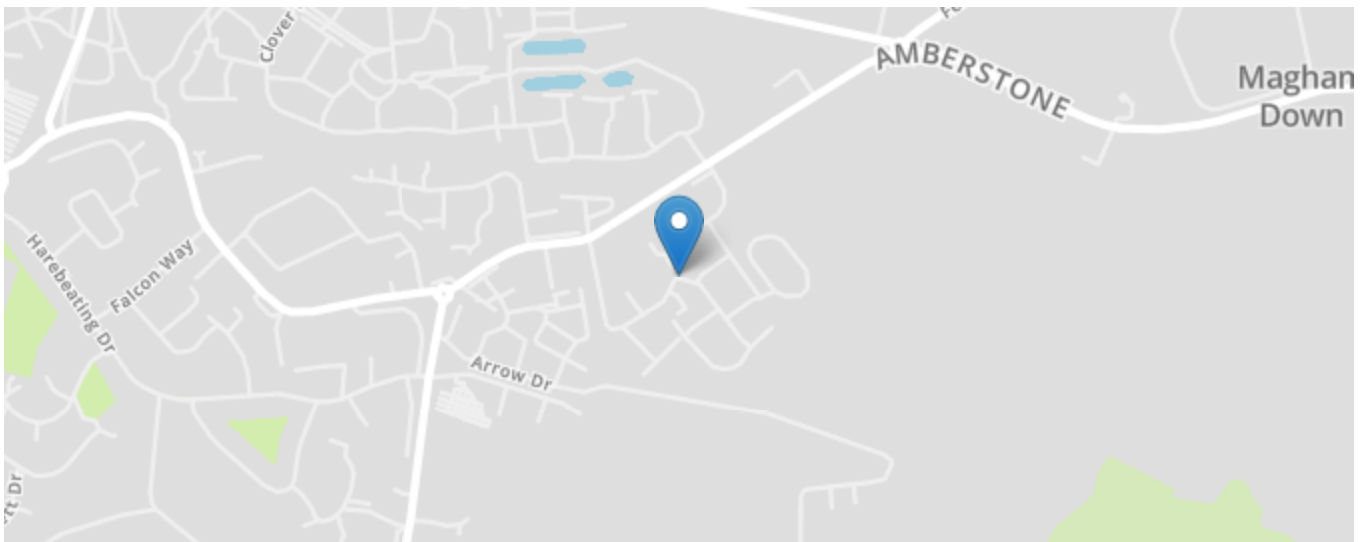
13' 10" x 12' 6" (4.22m x 3.81m)

#### Bathroom

7' 2" max. x 6' 8" max. (2.18m x 2.03m)

#### Bedroom 2

14' 1" max. x 9' 11" max. (4.29m x 3.02m)



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.