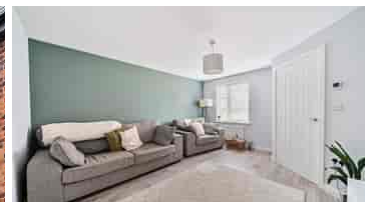


£144,000 Shared Ownership

Moorhen Place, Uckfield, East Sussex TN22 5NF



- Guideline Minimum Deposit £14,400
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- Front and Rear Gardens
- Guide Minimum Income - Dual £44.7k | Single £51k
- Approx. 758 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £360,000). A great chance to buy a recently-constructed family home with driveway parking and gardens to front and rear. The smartly-presented, semi-detached property has a cloakroom/WC just off the entrance hallway and a reception room which leads through to an attractive kitchen/dining room. Patio doors open onto the south-facing rear garden. On the first floor of the house is a main bedroom with en-suite shower room plus a second double bedroom, a smaller third bedroom and a simple, modern and naturally lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy efficiency rating. Moorhen Place is located close to Uckfield Hospital and within comfortable walking distance, or a brief cycle ride, of the railway station and town centre. Ofsted list four primary schools within a mile radius, all rated 'Good' and the local secondary is 'Outstanding'.

Housing Association: HSPG.

Tenure: Leasehold (990 years from 01/12/2022). Freehold transferred on 100% ownership.

Minimum Share: 40% (£144,000).

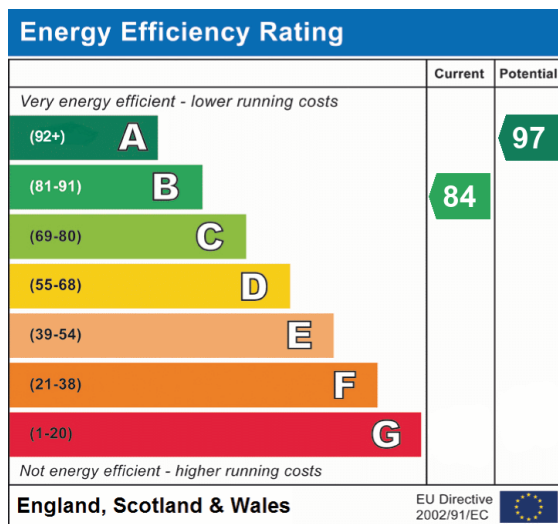
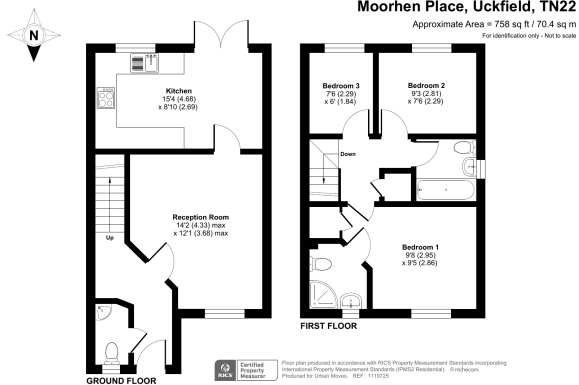
Shared Ownership Rent: £529.76 per month (subject to annual review).

Combined Insurance, Estate Charge and Management Fee: £69.90 per month (subject to annual review).

Guideline Minimum Income: Dual - £44,700 | Single - £51,000 (based on minimum share and 10% deposit).

Council Tax: Band D, 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

Cloakroom

Reception Room

14' 2" max. x 12' 1" max. (4.32m x 3.68m)

Kitchen / Dining Room

15' 4" x 8' 10" (4.67m x 2.69m)

FIRST FLOOR

Landing

Bedroom 1

9' 8" x 9' 5" (2.95m x 2.87m)

En-Suite Shower Room

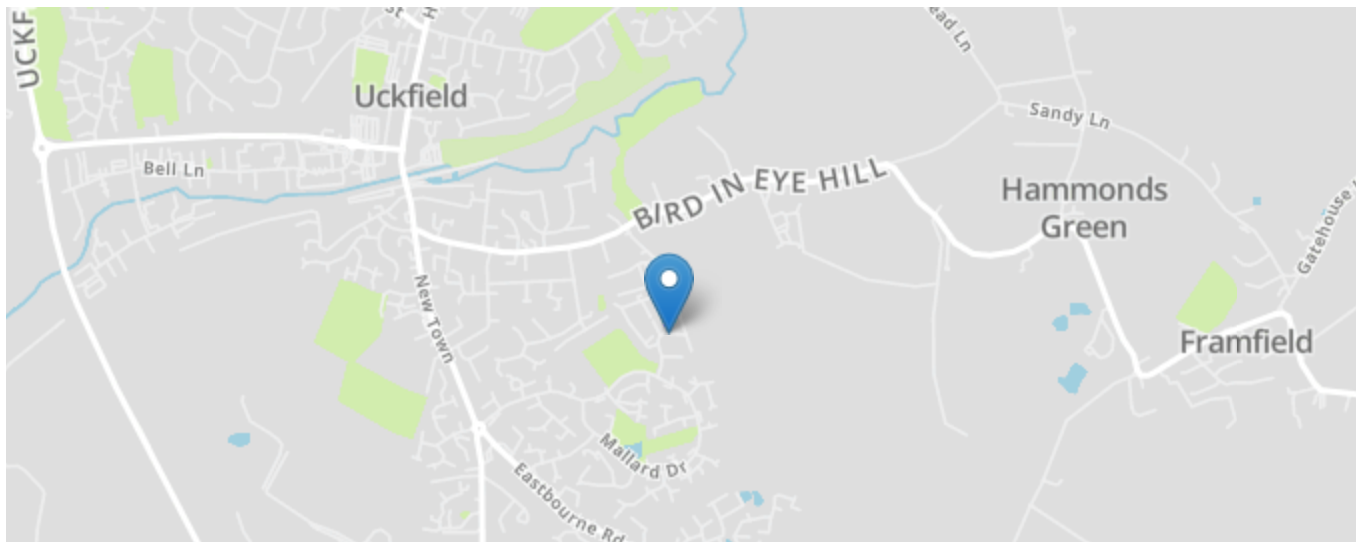
Bedroom 2

9' 3" x 7' 6" (2.82m x 2.29m)

Bedroom 3

7' 6" x 6' 0" (2.29m x 1.83m)

Bathroom



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.