

## £118,000 Shared Ownership

Fieldfare Avenue, Hailsham, East Sussex BN27 1GD



- Guideline Minimum Deposit £11,800
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- South East Facing Rear Garden
- Guideline Income £34.8k (dual) | £41k (single)
- Approx. 854 Sqft Gross Internal Area
- High Energy-Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £295,000). This immaculately-presented, semi-detached property has a conventional, modern layout: An attractive kitchen and ground-floor cloakroom at the front and a good-sized reception room, featuring a bespoke floor-to-ceiling media unit along one wall, at the rear. Double doors open onto a south-east-facing garden with patio and lawn. Upstairs, the main bedroom also benefits from made-to-measure cabinetry plus there is a spacious second bedroom and a sleek bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating make for a very good energy-efficiency rating. A driveway at the side of the house provides off-street parking space for two cars and the nearby A22 runs south in the direction of Eastbourne and north towards the M25 and London. Ofsted list four primary schools within a mile radius, all rated 'Good' and Hailsham town centre is within reasonable walking distance or a brief bus/bike ride.

**Housing Association:** Clarion.

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

**Minimum Share:** 40% (£118,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £469.70 per month (subject to annual review).

**Service Charge:** £31.34 per month (subject to annual review).

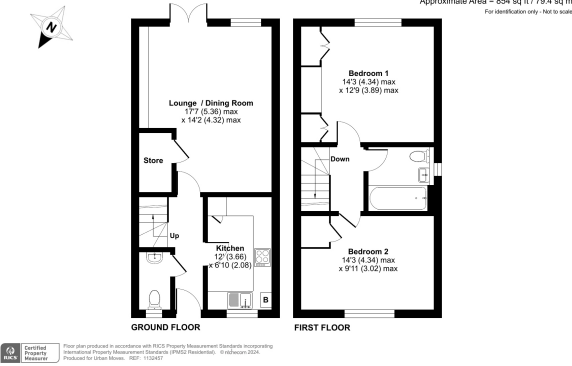
**Guideline Minimum Income:** Dual - £34,800 | Single - £41,000 (based on minimum share and 10% deposit).

**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. The media unit mentioned in the details features a fireplace and the fireplace is not included in the sales price, however it could be purchased via separate negotiation. The information in this document supersedes any information given verbally either in person or by telephone.

**Fieldfare Avenue, Hailsham, BN27**

Approximate Area = 854 sq ft / 79.4 sq m  
For identification only. Not to scale



## DIMENSIONS

### GROUND FLOOR

**Entrance Hallway**

**Cloakroom**

**Kitchen**

12' 0" x 6' 10" (3.66m x 2.08m)

**Lounge / Dining Room**

17' 7" max. x 14' 2" max. (5.36m x 4.32m)

### FIRST FLOOR

**Landing**

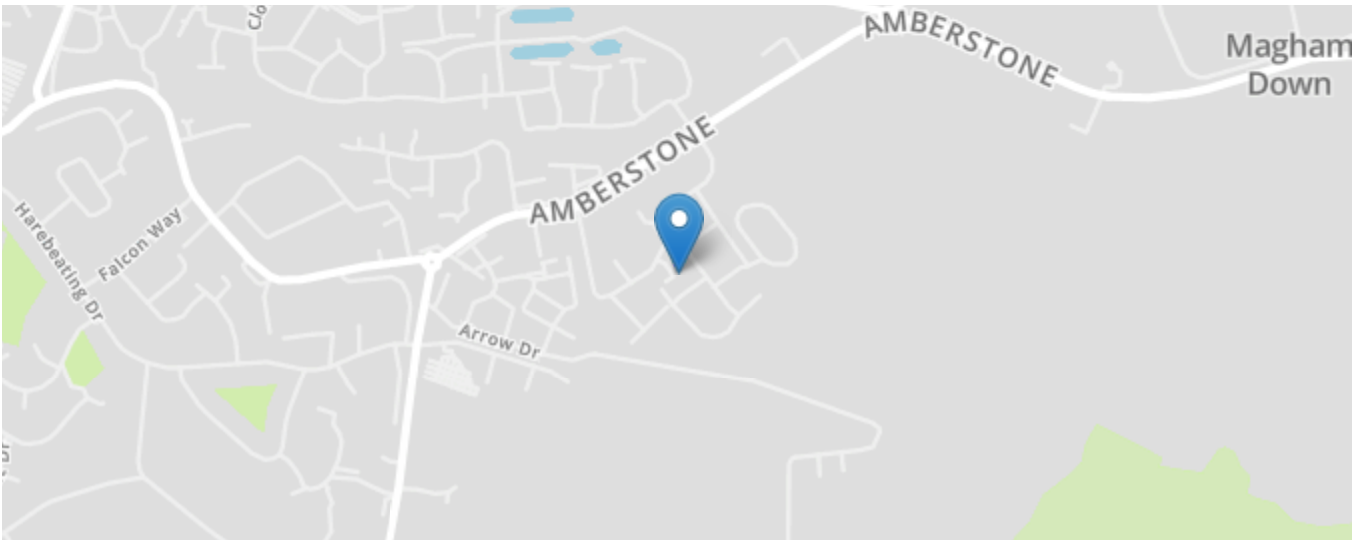
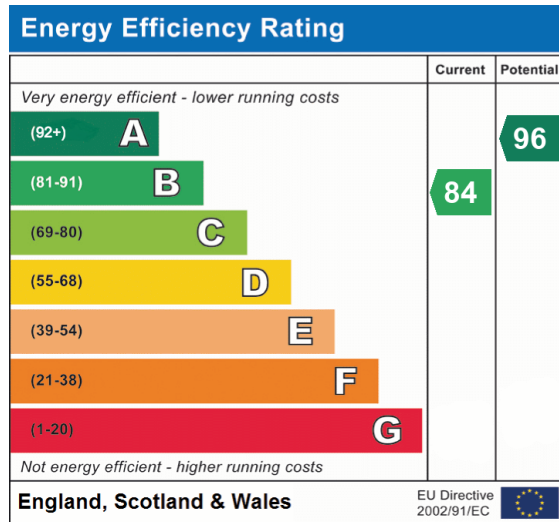
**Bedroom 1**

14' 3" max. x 12' 9" max. (4.34m x 3.89m)

**Bathroom**

**Bedroom 2**

14' 3" max. x 9' 11" max. (4.34m 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.