



FLAT 9, 2 NEWLANDS PLACE, SEAFORD, EAST SUSSEX, BN25 4FD

£210,000

An opportunity to acquire a 75% share of this two-bedroom second-floor apartment, built in 2023 with the remaining 8 years of the 10 year NHBC warranty.

The accommodation comprises two double bedrooms, bathroom and open plan kitchen and living room. There is also an allocated parking space.

To be eligible to buy the apartment you must meet the criteria with both of the following applying:

- your household income is £80,000 or less

- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

Also one of the following must also be true:

- you're a first-time buyer

- you used to own a home but cannot afford to buy one now

- you're forming a new household - for example, after a relationship breakdown

- you're an existing shared owner, and you want to move

- you own a home and want to move but cannot afford to buy a new home for your needs

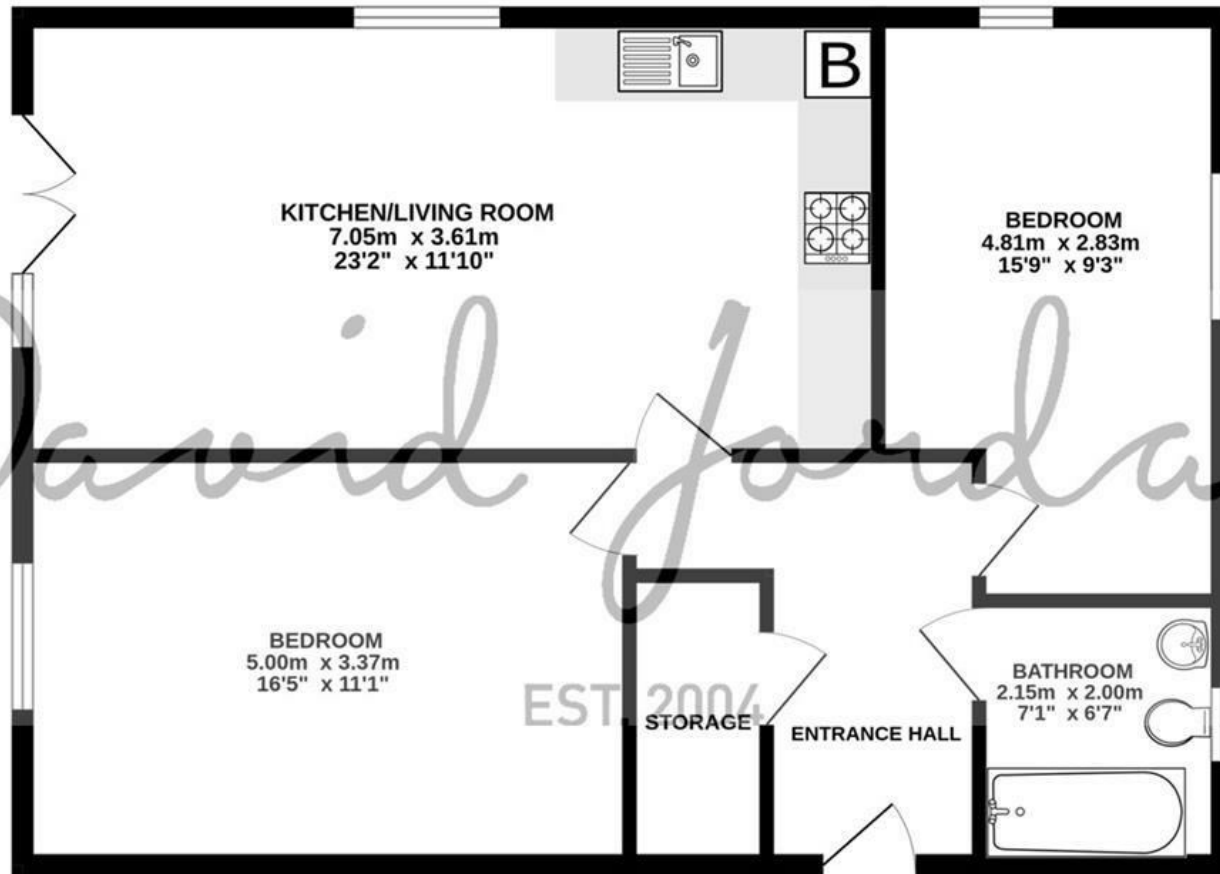
If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

- TWO DOUBLE BEDROOMS
- 8 YEARS REMAINING ON THE NHBC WARRANTY
- ALLOCATED PARKING SPACE
- OPEN PLAN DUAL ASPECT KITCHEN AND LIVING ROOM
- FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- ELIGIBILITY CRITERIA APPLY
- TOTAL VALUE OF £280,000 WITH THE 75% SHARE BEING SOLD AT £210,000
- THE REMAIN 25% SHARE WILL BE SUBJECT TO A RENT OF £168.50 A MONTH
- SERVICE CHARGE, ESTATE CHARGE, BUILDINGS INSURANCE, MANAGEMENT FEE, RESERVE FUND PAYMENT TOTAL £181.85 PER MONTH



GROUND FLOOR
69.0 sq.m. (742 sq.ft.) approx.



FLAT 9 2 NEWLANDS PLACE SEAFORD

TOTAL FLOOR AREA : 69.0 sq.m. (742 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004