



34, Honeysuckle Drive

Billingshurst | RH14 9UL |

This smartly presented, ground-floor flat features a reception/dining room which has direct access to the communal front lawn and is semi-open-plan to a spacious, dual aspect kitchen. The two bedrooms are both good-sized doubles, there is an attractive bathroom, and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. A parking area to the rear of the block includes a space for this flat plus visitor parking. Billingshurst Railway Station is a short walk away.

SHARED OWNERSHIP (Advertised price represents 48% share. Full market value £250,000)

INTERESTED PARTIES WILL BE REQUIRED TO COMPLETE THE HOUSING ASSOCIATION SHARED OWNERSHIP APPLICATION FORM

(Please note the minimum income and deposit requirements for eligibility.)

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 25/12/2014).

Minimum Share: 48% (£120,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £380.52 per month (subject to annual review).

Service Charge: £202.91 per month (subject to annual review).

Guideline Minimum Income: Dual - £38,500 | Single - £44,800 (based on minimum share and 10% deposit).

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

Key Features

- Guideline Minimum Deposit £12,000
- Guide Min Income Dual £38.5k | Single £44.8k
- Ground Floor
- Approx. 720 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy-Efficiency Rating
- Parking Space (+ Shared Visitor Parking)
- Short Walk from Billingshurst Station

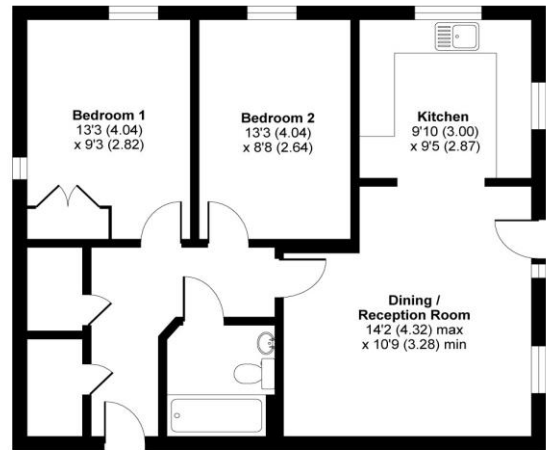
EPC RATING= B.

Length of Lease: approx. 115years

Council Tax Band: C



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GROUND FLOOR



Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.