

JENNIE JONES

EST. 1992

ESTATE AGENTS



**HODGSON AVENUE** 38% SHARED OWNERSHIP **£110,200**

Saxmundham | Suffolk

## 49 HODGSON AVENUE, LEISTON IP16 4UU

Saxmundham Railway Station – 4.0 miles

Sizewell Beach – 2.0 miles

Aldeburgh – 5.5 miles

- Entrance Hall ● Kitchen/Diner ● Cloakroom ● Sitting Room ●
- Three Bedrooms ● Bathroom ● Garden ●

### The Property

49 Hodgson Avenue is a well-presented semi-detached house forming part of a recent Persimmon Homes development on the edge of Leiston. The property is offered on a 38% shared ownership basis, representing an excellent opportunity for first-time buyers to step onto the property ladder.

The accommodation includes an entrance hall, cloakroom, a smart fitted kitchen/diner with integrated appliances, and a bright sitting room with double doors opening to the garden.

Upstairs there are three bedrooms and a family bathroom.

Outside, the enclosed rear garden is laid mainly to lawn with a patio area, while to the front there are two allocated parking spaces.

The house benefits from gas-fired central heating and uPVC double glazing throughout.

### The Location

Hodgson Avenue is part of a modern residential development within walking distance of Leiston's town centre. Leiston offers a range of local shops, cafés, and leisure facilities, including a cinema, leisure centre, and schools. The property is also ideally situated for access to Sizewell Beach, the Heritage Coast at Aldeburgh and Thorpeness, and the surrounding countryside.

## Modern shared ownership home, ideal for first-time buyers no local connection required



## Services

Mains gas, water, electricity, and drainage are connected.  
Rent payable to Eastlight Community Homes: £403 per month  
Service charge: £20 per month (communal maintenance)  
Buildings insurance: £32 per month

## Lease Details

990 years from new – approximately 988 years remaining.

## Local Authority and Council Tax Band

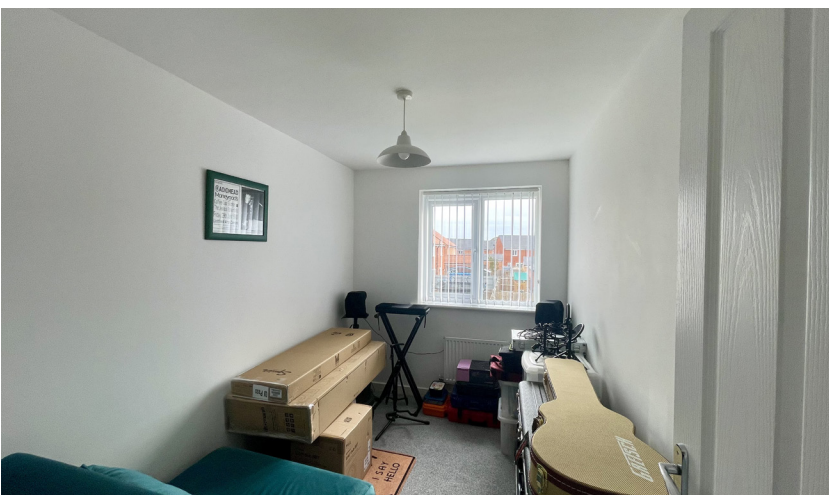
East Suffolk Council  
Council Tax Band: C

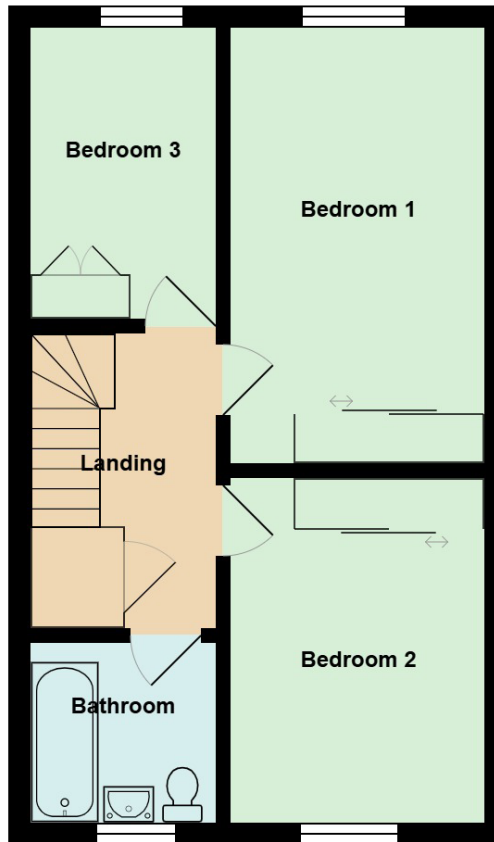
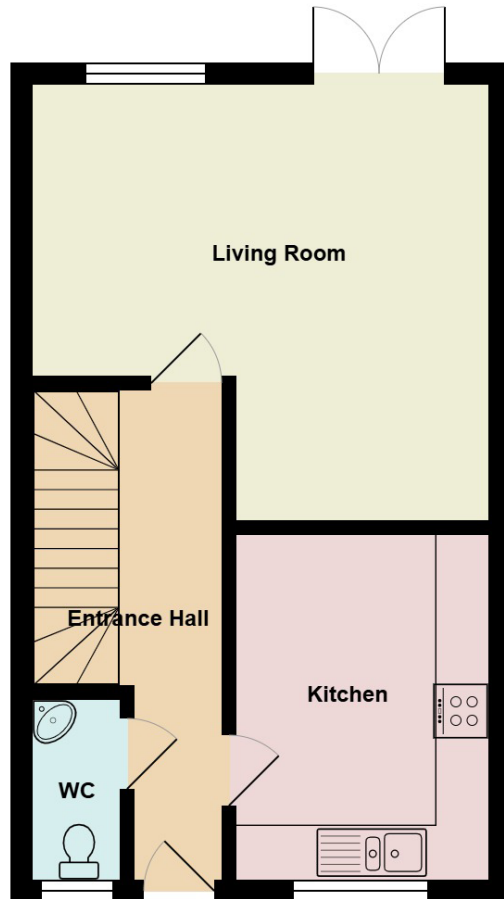
## EPC Rating -

## Shared Ownership Information

This property is offered for sale on a 38% shared ownership basis through Eastlight Community Homes. The remaining 62% share is retained by the housing association, and rent is payable on that share. Buyers may purchase additional shares in the property ("staircasing") up to 100% ownership in the future. Eligibility criteria apply, but no local connection is required for this home.

For further information about shared ownership or the eligibility process, please contact Eastlight Community Homes, Eastlight House, Charter Way, Braintree, Essex.





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