



The Willows, Barcombe, Lewes, East Sussex, BN8
Shared Ownership - 25%: £81,250, 80%: £260,000. Full Market Value: £325,000

The Willows, Barcombe, Lewes, East Sussex, BN8

Shared Ownership: Two bedroom end terrace home in Barcombe, Lewes, offering a large private garden, off-street parking, and a ground source heat pump for efficient living. Ideal for those seeking comfort and village charm.

The Property

Positioned in the picturesque village of Barcombe, this charming two bedroom end terrace house at The Willows presents an excellent opportunity for a variety of buyers, from first-time homeowners to small families or those looking to downsize. The property offers a great blend of practical features and a desirable village setting.

The ground floor is practically laid out with distinct living and kitchen areas. The living space offers a comfortable environment for relaxation, while the separate kitchen is well appointed and enjoys direct access to the garden. A convenient downstairs WC adds to the practicality of the ground floor.

The first floor includes two well proportioned double bedrooms with front and rear aspects respectively. These are complemented by a family bathroom complete with shower over bath.

One of the standout features of this home is its commitment to energy efficiency featuring a ground source heat pump. This modern system not only contributes to a reduced carbon footprint but also helps in lowering running costs.

Externally, the property truly shines with its generous private garden. This expansive outdoor space provides ample room for hosting, gardening enthusiasts and children's play. Further enhancing convenience, a private driveway is available to provide secure and easy vehicle accommodation.

Barcombe village itself is a vibrant community offering essential local amenities including a village shop, a traditional pub, and a primary school. For a wider array of facilities, including diverse shopping, dining, and cultural attractions, the historic town of Lewes is just a short drive away. Lewes also provides a mainline railway station with excellent links to Brighton, London and Eastbourne.

The Location

Barcombe is a popular village located 4 miles out of Lewes. It is an active village with a very strong community feel. The benefits include a thriving village school, village pub, community lead shop and post office and a whole host of sports activities and its very own bonfire society. The Anchor Inn at Barcombe Mills is lovely in the summer with its pub garden and boat hire available on the River Ouse.

Shared Ownership

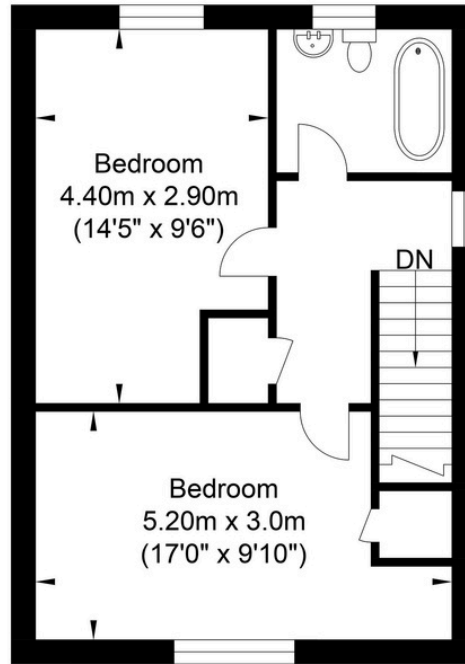
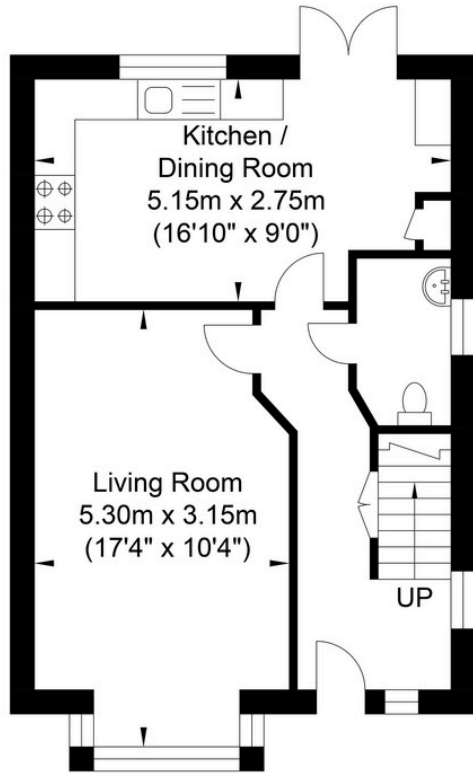
Minimum 25% Available (£81,250). Maximum 80% (£260,000) Available
Shared ownership enables you to buy an initial share (between 25 - 80%) in a home with a lower deposit and at a price that you can afford. You pay rent on the remaining part you don't buy and can buy additional shares in your home until you own 100%.

Please note that applicants must be eligible for for the shared ownership scheme to proceed. Applicants will also require a local connection to the Parish of Barcombe or the District of Lewes. A local connection is classified as someone living or working in the area or who have close family living there (parents, siblings, children).

PLEASE NOTE: This property is not available for purchase at full market value.



The Willows, Barcombe



Ground Floor
Approximate Floor Area
432.27 sq ft
(40.16 sq m)

First Floor
Approximate Floor Area
418.50 sq ft
(38.88 sq m)

Approximate Gross Internal Area = 79.04 sq m / 850.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material Information [EPC](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure - Leasehold
EPC: C
Council Tax Band: C
Annual Ground Rent: N/A
Current Service Charge - £527.88 Per Annum
Years Left on Lease - 109 Years
Shared Ownership: Minimum 25% Available
Maximum 80% Available
Current Rent: £662.79 PCM
Provider: Hastoe Housing Association



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