



5, Oakside

Kirdford | West Sussex | RH14 0JB |

EPC RATING= C.
COUNCIL TAX= B.

Located in the picturesque village of Kirdford, this beautifully presented one-bedroom ground floor flat was built just over a year ago by Bovis Homes. The property benefits from its own private garden and offers a spacious open-plan living area, comprising a modern kitchen/diner and lounge with patio doors opening directly onto the garden. The outdoor space features a pergola, shed, and convenient side access. The well-appointed kitchen includes integrated appliances: washing machine, fridge freezer, dishwasher, electric oven, and a four-ring gas hob with extractor hood above. There is also ample space for a dining table, making it ideal for both everyday living and entertaining. The accommodation further comprises a generous double bedroom, a stylish fitted bathroom with WC, basin, chrome heated towel rail, and a bath with both a handheld shower and overhead shower, complete with a glass screen. A large storage cupboard provides additional practicality.

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This property is available on a shared ownership basis, with a 38% share currently offered and the option to staircase up to 100% ownership. The full market value of the property is £310,000. Additional benefits include an allocated parking space and an EV charging point.

Term remaining on lease: Approximately 988 years

Property features:

- One allocated parking space
- Private garden with pergola and side access
- Fitted kitchen/diner with integrated appliances
- Gas central heating
- Double glazing
- Over-bath shower

Purchase Requirements:

Complete the require application forms provided by Sage Homes, who will financially qualify you.

Costs:

- Full Market Price: £310,000
- Minimum Share: 38%
- Share Value: £117,800
- Monthly Rent: £565.01
- Service Charge pcm £98pcm
- Ground Rent: tbc

What is shared ownership?

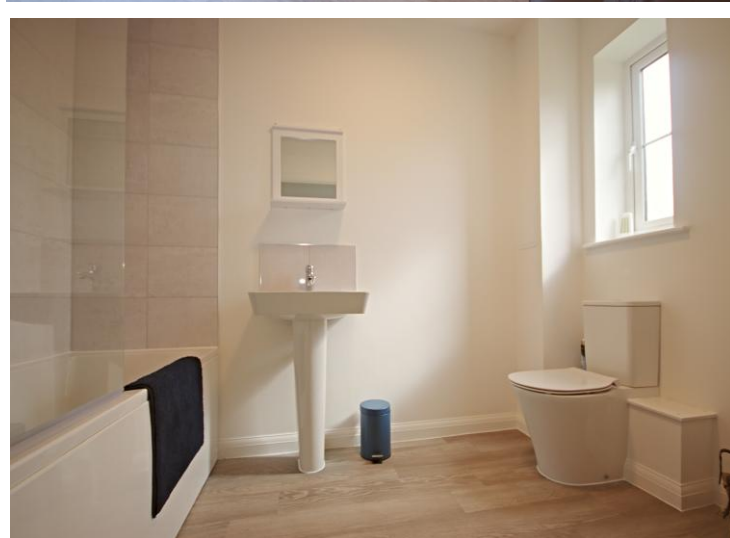
Shared ownership is a scheme designed to help those who wouldn't otherwise be able to purchase a home of their own. This may be because you can't meet the full mortgage repayments, save a sufficient deposit, or both. With shared ownership, you buy a percentage of your home and pay a reduced rent on the share you don't own

How does shared ownership work?

You will buy a percentage share of a home, independently priced at market value. The Housing Association will charge you rent on the share you don't own plus a service charge. This service charge covers things like buildings insurance and estate maintenance.



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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.