



15 | Fairs Field | Steyning | West Sussex | BN44 3BU

H.J. BURT
Chartered Surveyors : Estate Agents

15 | Fairs Field | Steyning | West Sussex | BN44 3BU

Asking Price: £202,500 | Leasehold and shared ownership



- Shared ownership apartment for the over 55's. EPC 'B' Council Tax 'B'
- Two bedroom First floor flat
- Spacious living room with balcony
- Modern fully fitted kitchen with appliances
- Large bathroom including a bath
- Allocated parking space
- Double glazing and central heating
- No onward chain

Description

SHARED OWNERSHIP APARTMENT FOR RESIDENTS OVER 55 YEARS OLD. Fairs Field is a modern development of apartments built in 2014 by Saxon Weald in the heart of Steyning with communal gardens, parking and bike store. Number 15 is a lovely light and bright first floor flat benefitting from its own private entrance which leads up to a long and wide hallway. The large open plan living room has a private balcony overlooking the communal garden and a spacious double aspect kitchen area with a range of matching units in Walnut with integrated appliances including dishwasher, cooker and fridge freezer. There is also a washing machine. The two bedrooms both have wardrobes while across the hall is a spacious bathroom with white suite and large walk in airing cupboard. The property has gas fired heating with a Worcester boiler and double glazing. It has neutral decoration with carpets in most rooms. Outside there are communal gardens and the flat has an allocated parking space while there are also several visitor bays. Vacant with no onward chain.

£202,500, based on a maximum 75% share so there is no additional rent. The apartment is offered to people over the age of 55. Charges include a monthly service charge of £91.74 for the financial year ending 31 March 2023. Please note that there is a ground rent at £120 per annum. Am I eligible? Social tenants will be given priority. If your annual household income is more than £80,000 you will not be eligible. You will also need around £2,500 to cover the legal costs of buying a home, plus enough money saved for your deposit - which will be from 10 to 15 per cent of the cost of your share, depending on your mortgage lender. You must not have loans exceeding £15,000 or be in mortgage/rent arrears. You must be able to obtain a mortgage and prove that you can pay your rent and service charges. Remember you will also have to pay household bills

including gas, electricity and water. To be considered for Older People's Shared Ownership, you will be required to complete an affordability assessment.

Location

what 3 words ///expansion.gazes.fail

Information

Property Reference: HJB02501

Photos & particulars prepared: 24th February 2023 (Mr Jeremy Whittingham ANAEA MARLA)

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham

Council Tax Band: 'B'

Viewing: Strictly by appointment with the Vendors' Sole Selling Agents, H.J. Burt, The Estate Offices, High Street, Steyning, West Sussex. 01903 879488.

Directions

From our Steyning High Street office, proceed in a North-Westerly direction to the end of the High Street. Turn left into Sir George's Place by the Model Bakery. Follow this road around into Charlton Street and Fairs Field is on the left. Alternatively, it is a short walk from the High Street cutting through the car park.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

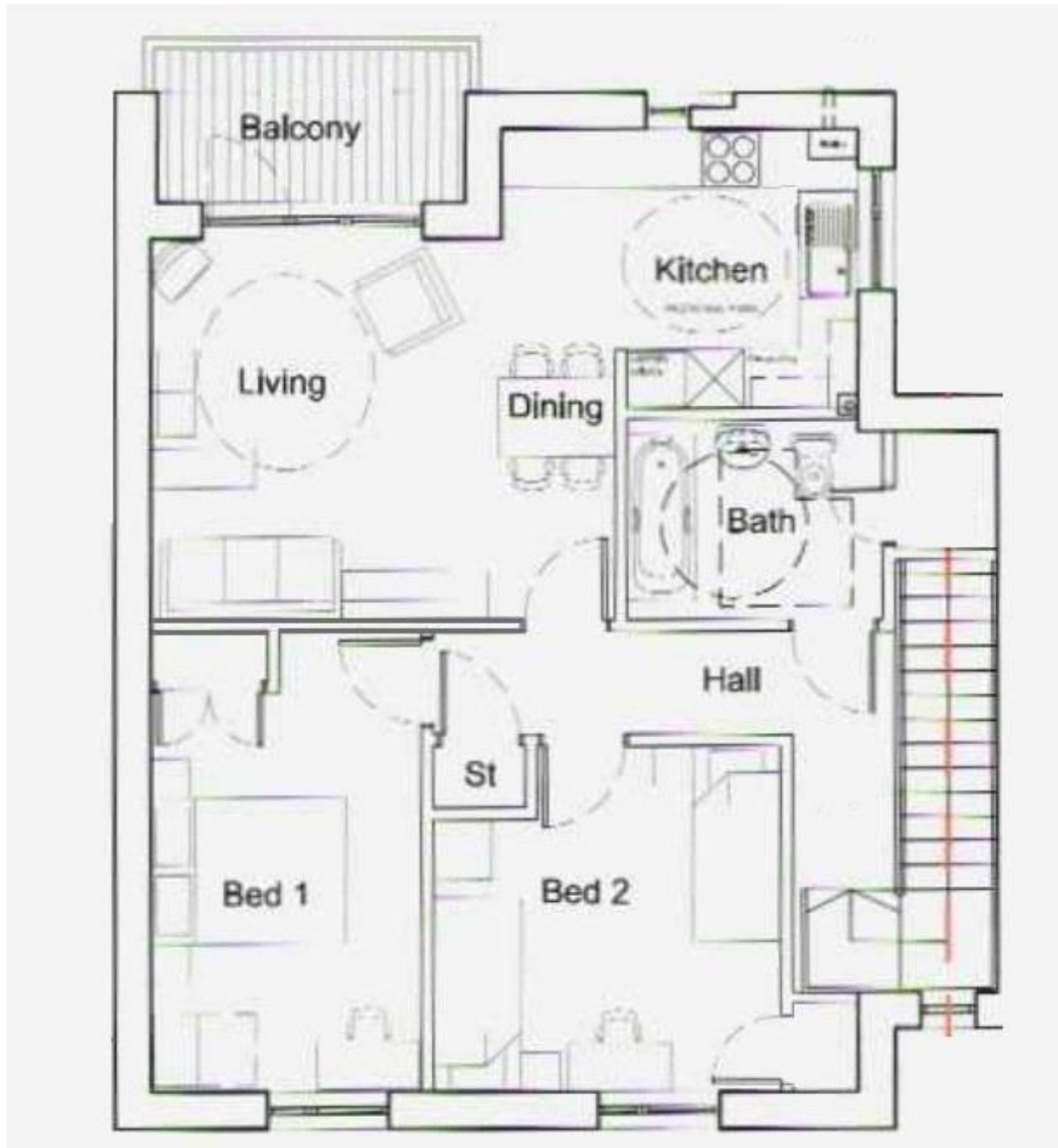
The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.





Living room 15' 8" x 13' 0" (4.77m x 3.96m)

Kitchen 12' 0" x 9' 4" (3.65m x 2.84m)

Balcony 10' 9" x 5' 5" (3.27m x 1.65m)

Bedroom 1 11' 9" x 11' 8" (3.58m x 3.55m)

Bedroom 2 15' 7" x 9' 3" (4.75m x 2.82m)

Bathroom 8' 8" x 6' 7" (2.64m x 2.01m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		