Prices from

**£97,500***

Hastoe Group

# Forge Close, Pyecombe, BN45 7BJ

## 2 x two bed house for sale on a shared ownership basis at 30% minimum share



**Finishing touches:**

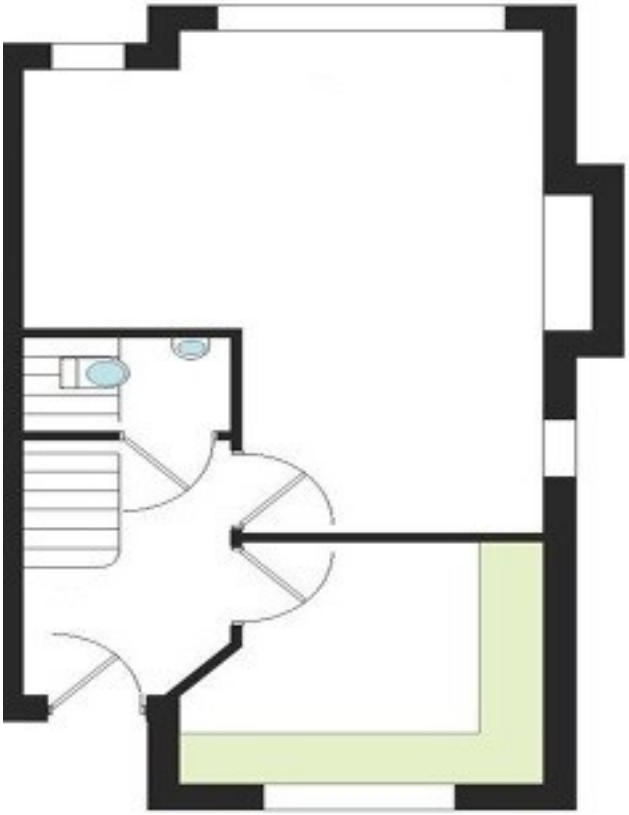
- Fully fitted white kitchen with black worktop & upstand
- Integrated oven, hob, extractor hood & fridge freezer
- Two allocated parking spaces
- Over bath shower with glass shower screen
- Carpet to living room, stairs, hall & bedrooms
- Private garden
- Gas central heating

Help to Buy

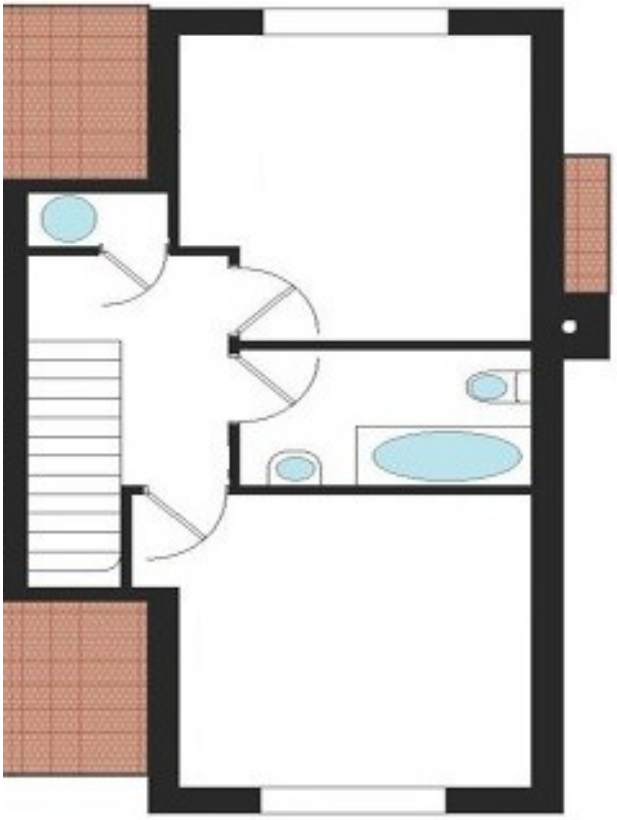
*This represents a 30% share of the 2 bed house full market value (£325,000), please see the affordability schedule for full detail of costs.

# 1 Forge Close

## Ground floor



## First floor






**2 bedroom house**

**Full Market Price**
£325,000

**Minimum Share**
30%

**Share Value**
£97,500

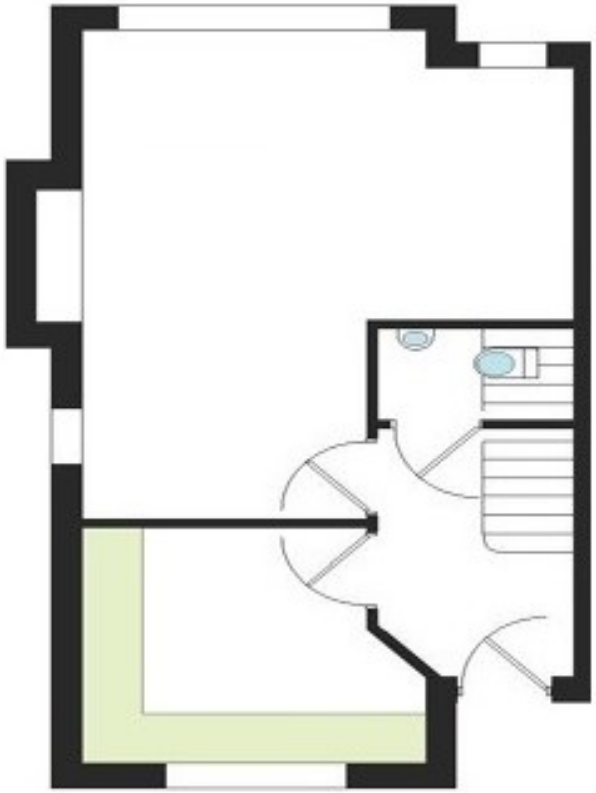
**Monthly Rent**
£521.35

**Estimated Service Charge PCM**
£50

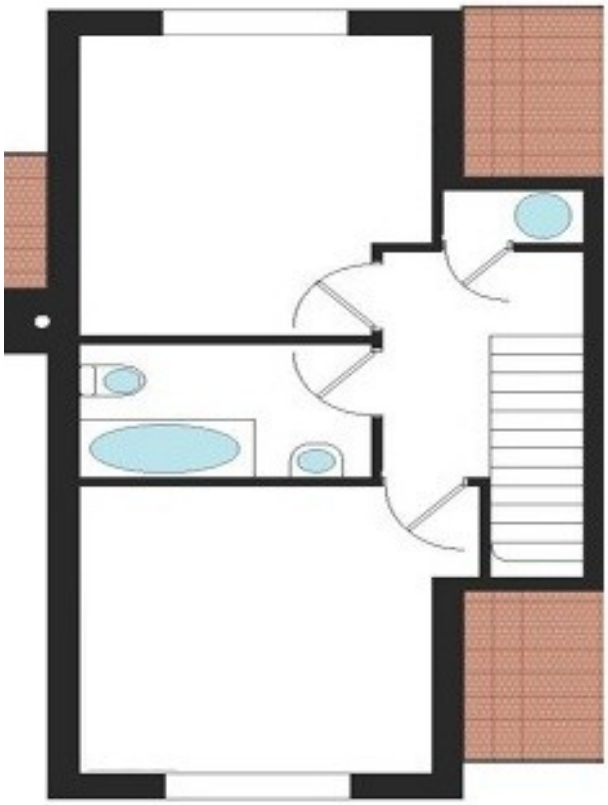
**Room dimensions TBC**

# 2 Forge Close

## Ground floor



## First floor






**2 bedroom house**

**Full Market Price**
£325,000

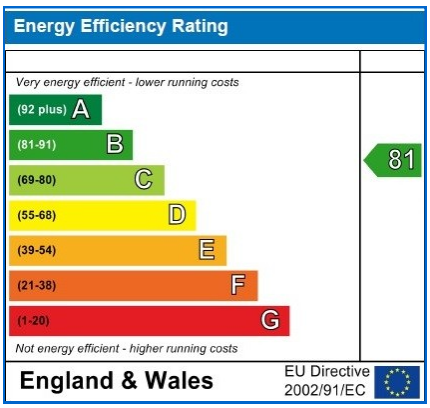
**Minimum Share**
30%

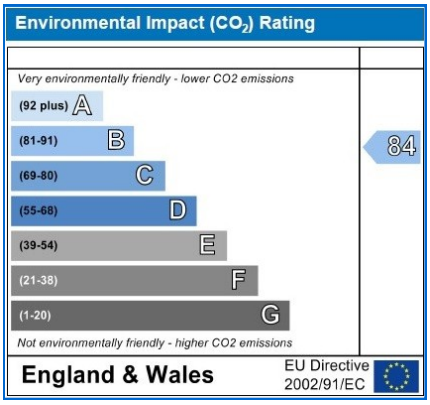
**Share Value**
£97,500

**Monthly Rent**
£521.35

**Estimated Service Charge PCM**
£50

**Room dimensions TBC**




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**What property types are on offer ?**

- 2 x two bed houses

**About the properties**

These properties are the ideal opportunity for a first time buyer to get on to the property ladder with Hastoe. They are being sold under a shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining Hastoe equity. These properties are built to Passivhaus standards meaning they use very little energy for heating and cooling.

**Purchase Requirements**

- Can demonstrate a local connection to the area.
- You must be a first time buyer.
- Can demonstrate you meet the minimum income requirements.
- Can demonstrate a deposit sufficient to obtain a mortgage for the property.
- Be registered with you Help to Buy Agent:

**Help to Buy East/South East**
**0333 321 4044**
**www.helptobuyese.org.uk**

These particulars have been produced in good faith. They are a general guide only and do not constitute any part of an offer or contract. Property elevations and specification may vary from plot to plot; individual features such as windows, doors, heating and electrical may have changed from the details shown. Measurements provided are for guidance only and should no be used to select furnishing of fixtures. These particulars should be treated as a general guide only and cannot be relied upon as accurately describing any of the specified matters. Prices featured are correct at the time of going to print.

# What are my potential costs?

## Pyecombe
## 2 Bedroom Houses

| Full Market Value | % Share sold | Amount Purchased | Share Price minus the 15% mortgage deposit | Estimate of Service Charges PCM | Approx. PCM Mortgage Costs | Rent Per Month | Total Costs per Month |
|---|---|---|---|---|---|---|---|
| £325,000 | 30% | £97,500 | £82,875 | £50.00 | £540.25 | £521.35 | £1,111.61 |
| £325,000 | 40% | £130,000 | £110,500 | £50.00 | £720.34 | £446.88 | £1,217.21 |
| £325,000 | 50% | £162,500 | £138,125 | £50.00 | £900.42 | £372.40 | £1,322.82 |
| £325,000 | 60% | £195,000 | £165,750 | £50.00 | £1,080.51 | £297.92 | £1,428.42 |
| £325,000 | 70% | £227,500 | £193,375 | £50.00 | £1,260.59 | £223.44 | £1,534.03 |
| £325,000 | 80% | £260,000 | £221,000 | £50.00 | £1,440.68 | £148.96 | £1,639.63 |

## Deposits required by mortgage lenders

| Full Market Value | % share to be sold | Cost of Share | 5% Deposit | 10% Deposit | 15% Deposit | 20% Deposit | 25% Deposit |
|---|---|---|---|---|---|---|---|
| £325,000 | 30% | £97,500 | | | £14,625 | £19,500 | £24,375 |
| £325,000 | 40% | £130,000 | | | £19,500 | £26,000 | £32,500 |
| £325,000 | 50% | £162,500 | | | £24,375 | £32,500 | £40,625 |
| £325,000 | 60% | £195,000 | | | £29,250 | £39,000 | £48,750 |
| £325,000 | 70% | £227,500 | | | £34,125 | £45,500 | £56,875 |
| £325,000 | 80% | £260,000 | | | £39,000 | £52,000 | £65,000 |

| |
|---|
| Prices are subject to change but correct at print date |
| This schedule has been based on a variable rate mortgage at 6% over a 25 year repayment loan |
| This schedule is intended as a guide and the minimum income requirements will vary depending on your circumstances for example, savings or family assistance. Please call the Sales Team to discuss your financial eligibility and to find out details of our Independent Financial Assessment Service. Our panel of Financial Assessors can offer you free, impartial advice about your finances and help you find a mortgage. |
| **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED ON IT** |