**40 Compass House Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1FE**
**£81,000**

***30% ownership under Orbit Housing Shared Ownership Scheme***
**A spacious and well presented modern three bedroom purpose built top floor apartment, two bathrooms- ensuite to master, private off road underground parking, lift, central heating system, double glazed windows and doors, open plan kitchen/ living space. Conveniently situated within easy walking distance of Bexhill town centre, main line rail station, seafront and schools. Viewing highly recommended by RWW.**

**Orbit Shared Ownership**
Shared Ownership

How does it work?

If outright purchase is not an option for you, this scheme offers an alternative to renting. You can buy an initial share in a new home that you can afford, helping you into home ownership in manageable stages.

This scheme has previously been known as “Part Buy, Part Rent”, and both new-build and re-sale (older) properties are available.

The Housing Association or Registered Provider will offer initial shares of between 25% - 75% of the full purchase price. You pay a subsidised rent on the remaining share that the Housing Association or Registered Provider still own. The combined monthly cost of mortgage and rent will normally be less than if you were purchasing the property outright.

In the future you can simply sell your share for its value at the time or alternatively you can purchase further shares in your home.

With most properties you are eventually able to own the property outright if you wish to, although there are some restrictions on rural schemes.

Am I eligible?

Your annual household income can be no more than £80,000.
You should be unable to purchase a home suitable for your needs without assistance.
You cannot be a current home owner (or be named on the deeds of another property).
You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).

**Communal Entrance Foyer**
With lift and stairs to the third floor.

**Entrance Hall**
Internal front door leading to entrance hall, comprising radiator, entryphone system, large storage/airing cupboard housing the hot water boiler, electric central heating boiler and slatted shelving and ample storage space,

**Lounge/Diner**
21'2" x 20'8" (6.47 x 6.31)
Large lounge/diner with two double glazed window to the rear elevation, three radiators, engineered oak flooring, recessed ceiling spotlights, set of double of doors that open out into the kitchen.

**Kitchen**
15'0" x 7'8" (4.59 x 2.35)
Radiator, modern fitted white kitchen comprising a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric oven, worktop mounted electric hob with fitted stainless steel extractor hood above, plumbing space for washing machine, stainless steel bowl and half sink with drainer and mixer tap, additional under counter space for tumble dryer, integrated fridge/freezer, part tiled walls, tiled floor.

**Master Bedroom**
20'5" x 10'8" (6.24 x 3.27)
Double glazed window to the rear elevation, two radiators, large range of fitted wardrobes with sliding mirrored doors all comprising hanging space and shelving, door leading through to en-suite, large storage cupboard with fitted shelving.

**En-Suite Shower Room**
Radiator, modern white suite comprising low level wc with concealed cistern, pedestal mounted wash hand basin, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls, tiled floor, recessed ceiling spotlights, bathroom mirror, bathroom light with electric shaver point.

**Bedroom Two**
14'3" x 11'3" (4.36 x 3.45)
Double glazed window to the rear elevation, radiator, large built in storage cupboard with fitted shelving.

**Bedroom Three**
17'1" x 7'8" (5.21 x 2.36)
Double glazed window to the rear elevation, radiator.

**Family Bathroom**
radiator, low level wc, pedestal mounted wash hand basin with tiled splashback, panelled enclosed bath with mixer tap and shower attachment, part tiled walls, recessed ceiling spotlights, bathroom light with electric shaver points.

**Outside**

**Underground Parking Space**
Accessed via electric operated gates.

**Lease And Maintenance**
We have been advised by the vendors that they pay a combined amount of £504.22 pcm for the rent and service charge.

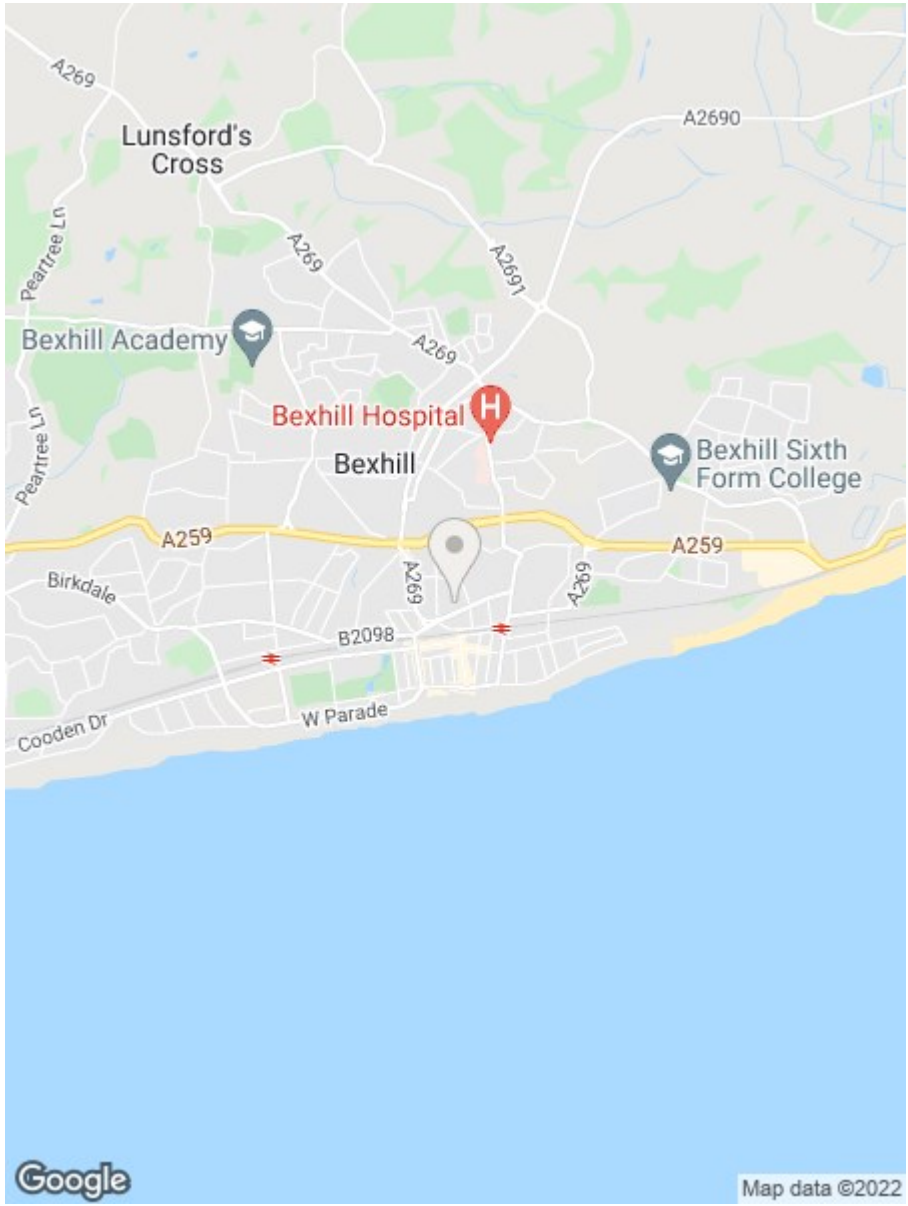
**Agents Note**
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

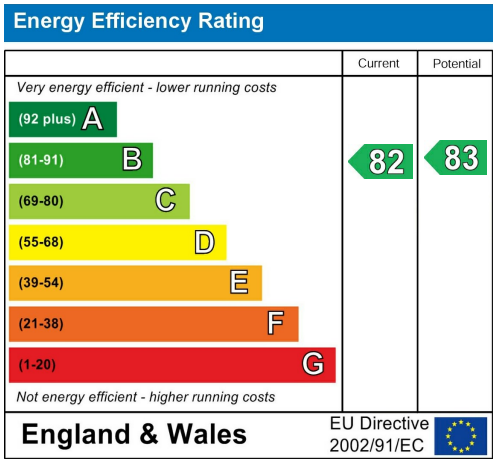
BOOM
MINIONS

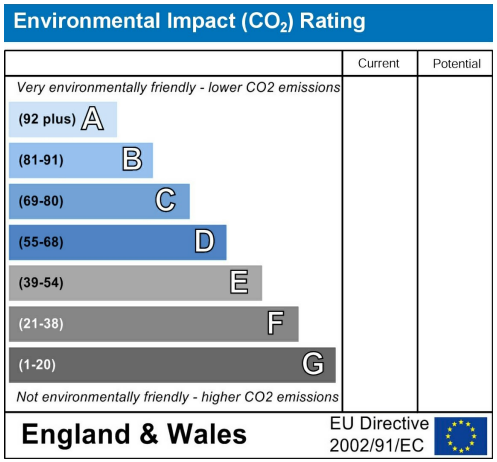
GROUND FLOOR
1179 sq.ft. (109.5 sq.m.) approx.

TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022




RUSH WITT & WILSON

**Residential Estate Agents**
**Lettings & Property Management**

The Property Ombudsman

Relocation agent network

**3 Devonshire Road**
**Bexhill-on-Sea**
**East Sussex**
**TN40 1AH**
**Tel: 01424 225588**
**bexhill@rushwittwilson.co.uk**
**www.rushwittwilson.co.uk**