

**The Financial Implications of Buying 24 Chase House, 18 Gradwell End, Gradwell Park, South Chailey, East Sussex, BN8 4FP**

Set out below are worked examples of the financial implications of buying the above property. Created on 08/06/2026.

**Note: These worked examples are for guidance only. Please discuss your individual circumstances and financial commitments with your solicitor, other legal or financial adviser.**

This illustration is not a forecast and, like any other investment, the value of properties in the village could go down as well as up.

**EXAMPLE 1: TYPICAL ANNUAL COSTS**

This first example deals with the annual costs of buying a retirement property. **It excludes:**

- The cost of any **mortgage** you may have, and;
- The **personal monthly bills** for which you would be liable, such as council tax, electricity, gas, water, telephone rates and charges, (if applicable), contents insurance, television licence, broadband / satellite / cable subscriptions and any other bills.

The costs shown are based upon the purchase cost and Management Fee costs for single or double occupancy of a 2 bedroom Apartment, 24 Chase House, 18 Gradwell End, Gradwell Park, South Chailey, East Sussex, BN8 4FP, purchased for **£650,000.00 Six Hundred and Fifty Thousand Pounds**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: January 2026 to December 2026 and annually thereafter.

Costs (for both single and double occupancy)	Monthly	Annual
<b>Management Fee</b> Increasing each year in line with CPIH	£946.00	£11,346.98
<b>Ground Rent</b> Not applicable	N/A	N/A
<b>Total</b>	<b>£946.00</b>	<b>£11,346.98</b>

**EXAMPLE 2: A SALE (Otherwise known as assignment) of your property.**

This second example deals with some of the one-off costs if you were to sell (otherwise known as to assign) your property. **It excludes:**

- Any outstanding **Management Fee** that you owe;
- Any **mortgage costs**, including the cost of paying off (sometimes referred to as redeeming) your mortgage;
- The costs of any **solicitor**, conveyancer or legal advisor you appoint to deal with the sale/assignment;
- Any **estate agent fees**; (1.5% when Gradwell Park Ltd undertake sales and marketing or sellers choice of agent)
- Any **tax** which you may have to pay, including stamp duty;
- Any **costs of moving**
- The **cost of ensuring the property is in good decorative order prior to the resale.**

***The assignment fee, which is payable to the landlord, Gradwell Park Ltd, provides a return on the original investment in developing the communal facilities in the Village. It does not contribute towards the costs of any services that are provided or to a sinking fund and accordingly is not held in trust for its residents.***

If you purchase the property for **£650,000.00** and in the future sell/assign it for the sale prices below, examples of the corresponding assignment fees incurred on the sale/assignment of the property are indicated underneath the sale prices:-

**The proportion of the sales price payable changes: it is 3% for a sale in the first year, 6% for a sale in the second year, 10% for a sale in the 3rd year and 15% for all sales after the third year.**

Example A: If you sell the property After 6 years and the property has increased in value by 3.0% per annum.				
Sale Price			£776,133.99	
The Assignment Fee if paid on sale	15.0%	of the sale price	£116,420.10	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example B: If you sell the property After 6 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£541,431.80	
The Assignment Fee if paid on sale	15.0%	of the sale price	£81,214.77	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example C: If you sell the property After 4 years and the property has increased in value by 3.0% per annum.				
Sale Price			£731,580.73	
The Assignment Fee if paid on sale	15.0%	of the sale price	£109,737.11	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example D: If you sell the property After 4 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£575,440.33	
The Assignment Fee if paid on sale	15.0%	of the sale price	£86,316.05	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example E: If you sell the property After 3 years and the property has increased in value by 3.0% per annum.				
Sale Price			£710,272.55	
The Assignment Fee if paid on sale	15.0%	of the sale price	£106,540.88	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example F: If you sell the property After 3 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£593,237.45	
The Assignment Fee if paid on sale	10.0%	of the sale price	£59,323.75	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example G: If you sell the property After 2 years and the property has increased in value by 3.0% per annum.				
Sale Price			£689,585.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£68,958.50	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example H: If you sell the property After 2 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£611,585.00	
The Assignment Fee if paid on sale	6.0%	of the sale price	£36,695.10	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example I: If you sell the property After 1 year and the property has increased in value by 3.0% per annum.				
Sale Price			£669,500.00	
The Assignment Fee if paid on sale	6.0%	of the sale price	£40,170.00	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example J: If you sell the property After 1 year and the property has decreased in value by 3.0% per annum.				
Sale Price			£630,500.00	
The Assignment Fee if paid on sale	3.0%	of the sale price	£18,915.00	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example K: If you sell the property within 1 year and the property has not changed in value.				
Sale Price			£650,000.00	
The Assignment Fee if paid on sale	3.0%	of the sale price	£19,500.00	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	