

£117,000 Shared Ownership

Coastal Place, 59 New Church Road, Hove, East Sussex, BN3 4BS



- Guideline Minimum Deposit £11,700
- Third Floor (building has a lift)
- Open-Plan Reception/Kitchen
- Parking Space
- Guideline Income Dual £31.8k | Single £37k
- Approx. 457 Sqft Gross Internal Area
- Communal Heating and Hot Water
- Walking Distance to Beach/Railway Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £260,000). A very well presented, third floor apartment featuring a 21' open-plan reception/kitchen, a bedroom with built-in wardrobe and a generous amount of additional storage space in the hallway. Energy-efficiency and environmental-impact ratings are very good, thanks to well insulated walls, modern double glazing and a communal heating and hot water system. Coastal Place is only a short walk from the beach and Hove Station, for services to destinations including Littlehampton, Southampton and London Victoria, is within comfortable walking distance. The centre of Brighton and its railway station can be easily reached via cycle or local bus plus this apartment also has use of a space in the buildings underground car park.

Tenure: Leasehold (125 years from 2008).

Minimum Share: 45% (£117,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £284.67 per month (subject to annual review).

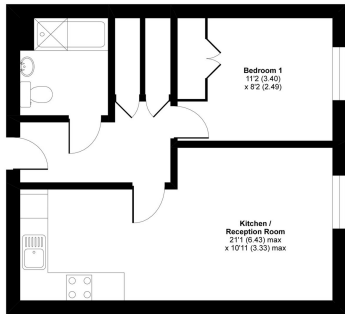
Service Charge: £237.46 per month (subject to annual review).

Guideline Minimum Income: Dual - £31,800 | Single - £37,000 (based on minimum share and 10% deposit).

Council Tax: Band B, Brighton & Hove City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

New Church Road, Hove, BN3
Approximate Area = 457 sq ft / 42.4 sq m
For identification only - NOT to scale



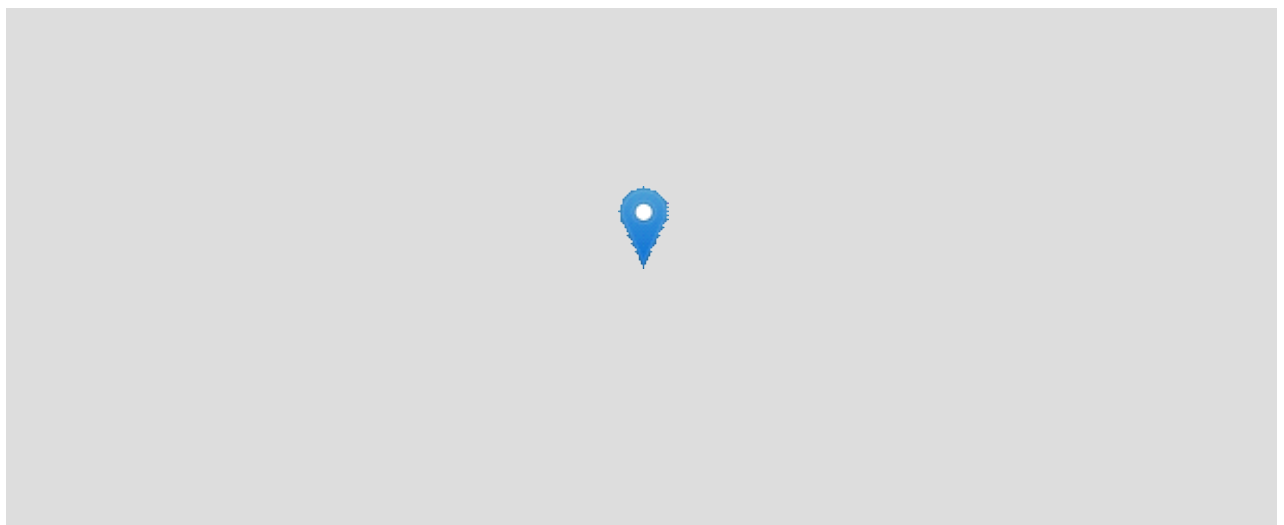
APD
Certified
Property
Measurer This plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2025. Produced by Urbanmoves. REF: 202402

DIMENSIONS

- RECEPTION
21' 1" max. x 10' 11" max. (6.43m x 3.33m)
- KITCHEN
included in reception measurement
- BEDROOM
11' 2" x 8' 2" (3.40m x 2.49m)
- BATHROOM

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100) A			
(81 to 91) B		84	84
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B		81	81
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.