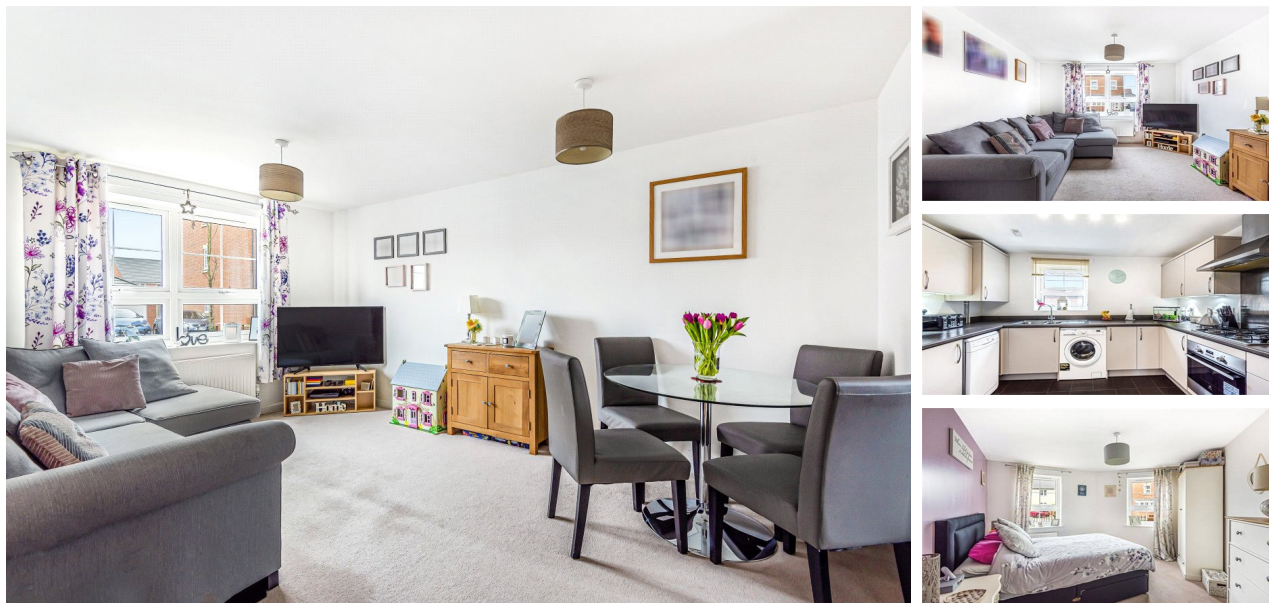


£115,500 Shared Ownership

Oyster Court, 41 Blackbourne Chase, Littlehampton, West Sussex, BN17 7FQ



- Guideline Minimum Deposit £11,550
- Ground Floor
- High Performance Glazing
- Parking Space
- Guideline Income Dual £23.4k | Single £29.1k
- Approx. 697 Sqft Gross Internal Area
- Gas Central Heating
- Walking Distance to Station/Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £210,000). A smartly-presented flat in this recently-constructed development. The property is on the ground floor and features a reception/dining room with semi-open-plan kitchen. The bedrooms are both comfortable doubles and there is an attractive bathroom with useful built-in storage cupboard. Well insulated walls, gas central heating and high performance glazing has resulted in very good energy-efficiency and environmental-impact ratings. Littlehampton railway station and town centre are within walking distance or brief cycle ride and the south coast is also in easy reach. A car park to the rear of the building includes a space for this flat.

Tenure: Leasehold (125 years from 2016).

Minimum Share: 55% (£115,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £230.52 per month (subject to annual review).

Service Charge: £96.50 per month (subject to annual review).

Ground Rent: £100.00 for current year.

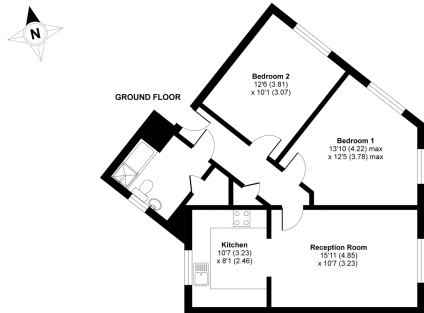
Guideline Minimum Income: Dual £23,400 | Single £29,100 (based on minimum share and 10% deposit)

Council Tax: Band B, Arun District 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).

Oyster Court, Blackbourne Chase, Littlehampton, BN17

Approximate Area = 697 sq ft / 64.7 sq m
For identification only - NOT to scale



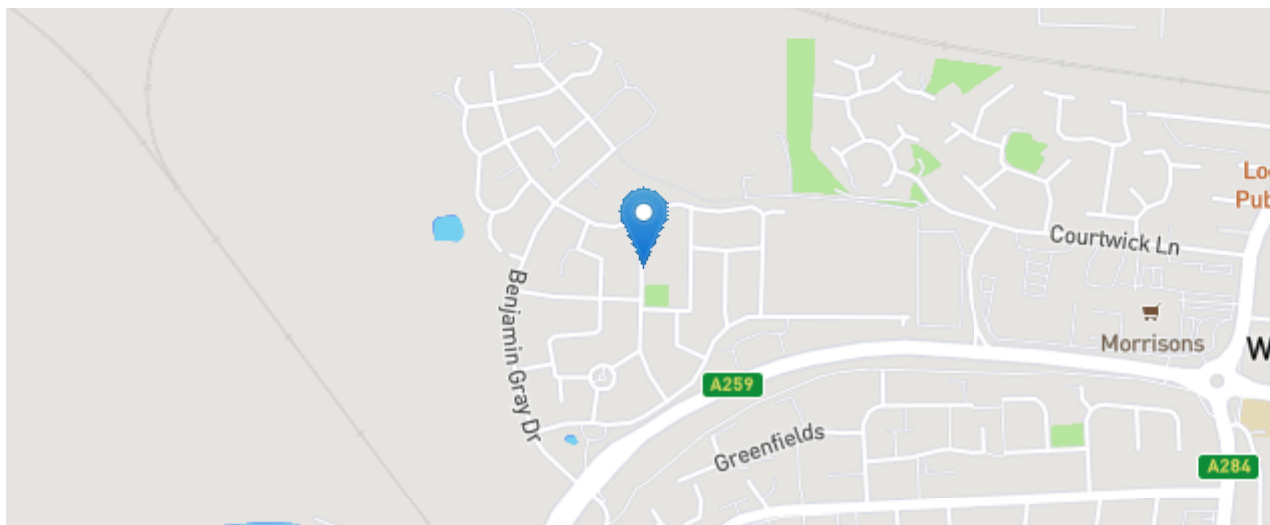
RICS Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2021.

DIMENSIONS

- RECEPTION ROOM
15' 11" x 10' 7" (4.85m x 3.23m)
- KITCHEN
10' 7" x 8' 1" (3.23m x 2.46m)
- BEDROOM 1
13' 10" max. x 12' 5" max. (4.22m x 3.78m)
- BEDROOM 2
12' 6" x 10' 1" (3.81m x 3.07m)
- BATHROOM

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100) A			
(81 to 91) B		86	86
(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		83	83
(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.