

## £96,250 Shared Ownership

Pinewood Way, Chichester, West Sussex PO19 6EH



- Guideline Minimum Deposit £9,625
- Two Storey, Three Bedroom, Mid Terrace House
- High Performance Glazing
- Rear Garden
- Guideline Income £41.3k dual | £47.6k single
- Approx. 968 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £385,000). A great chance to buy a spacious, family home. This smartly-presented property forms part of a recently-constructed terrace and has a front reception room, a central cloakroom and an attractive kitchen/dining room featuring sleek units and integrated appliances. Patio doors open onto a south-facing rear garden. Upstairs is a main bedroom with en-suite shower room plus a similar-sized second double bedroom, a smaller third bedroom and a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Pinewood Way is part of the extensive Graylingwell Park development on the semi-rural outskirts of Chichester. Nearby Havenstoke Park offers beautiful, green space to enjoy as well as the popular Pavilion Cafe. The house comes with the use of two parking spaces and the shops and other amenities of the city centre can also be easily reached by bus or bike.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 2021).

**Minimum Share:** 25% (£96,250). The housing association will expect that you will purchase the largest share affordable.

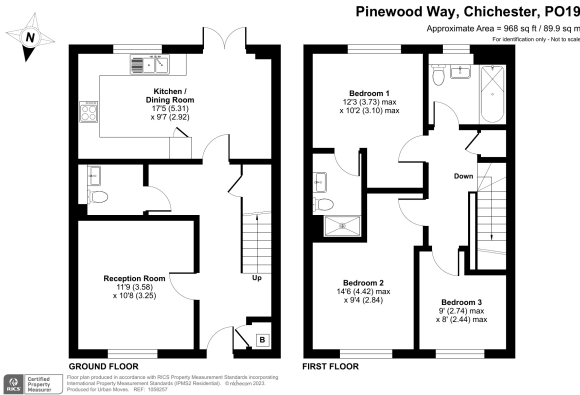
**Shared Ownership Rent:** £731.63 per month (this figure is from April 2024 and subject to annual review).

**Service Charge:** £60.43 per month (this figure is from April 2024 and subject to annual review).

**Guideline Minimum Income:** Dual - £41,300 | Single - £47,600 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Chichester 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.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception Room

11' 9" x 10' 8" (3.58m x 3.25m)

#### Cloakroom

#### Kitchen / Dining Room

17' 5" x 9' 7" (5.31m x 2.92m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

12' 3" max. x 10' 2" max. (3.73m x 3.10m)

#### En-Suite Shower Room

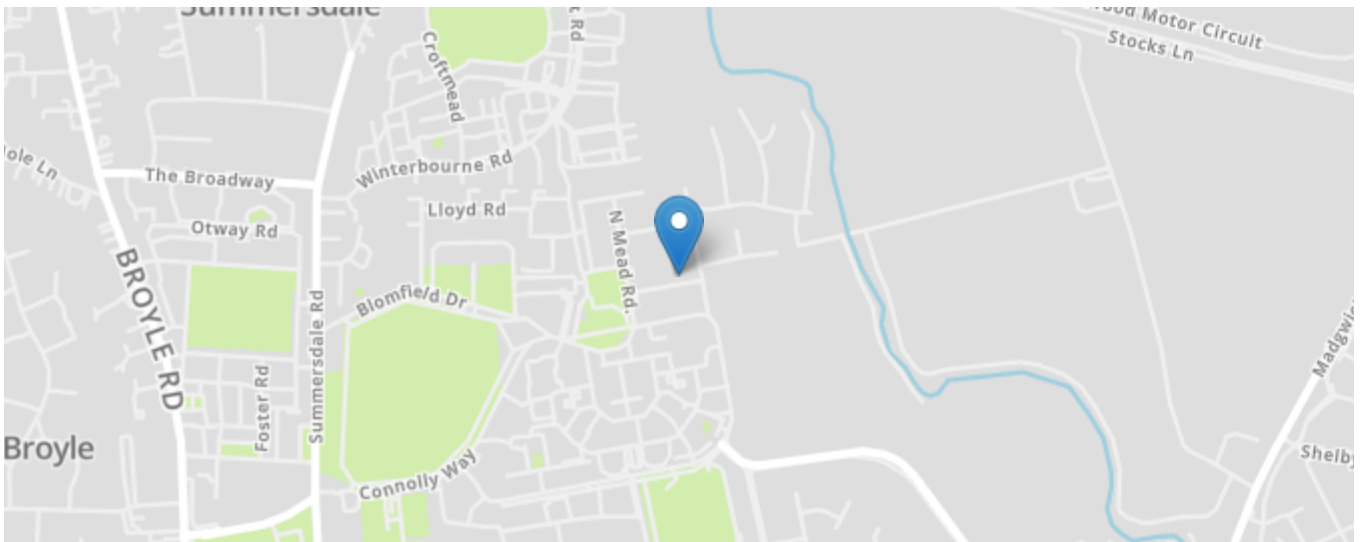
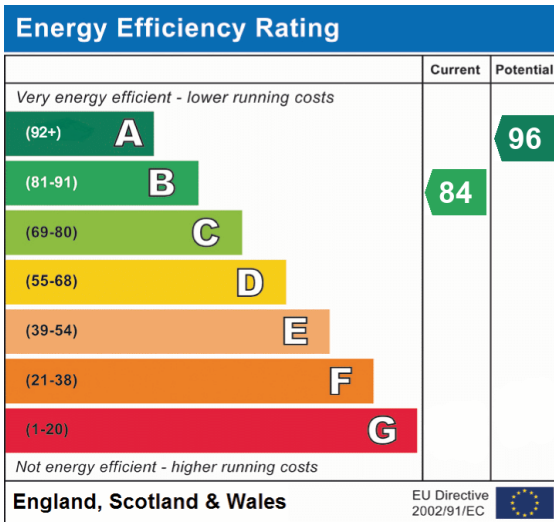
#### Bedroom 2

14' 6" max. x 9' 4" (4.42m x 2.84m)

#### Bedroom 3

9' 0" max. x 8' 0" max. (2.74m x 2.44m)

#### Bathroom



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.