

Manor Gardens

SELSEY, WEST SUSSEX

Two, three and four bedroom houses
available through **Shared Ownership**



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Selsey Bill
Lifeboat Station

Manor Gardens

SELSEY, WEST SUSSEX

**Charming seaside town
with lots to offer**

**Perfectly positioned on the
sought-after West Sussex Coast.**

Manor Gardens offers a range of beautiful new Shared Ownership homes, with excellent nearby amenities, transport options and stunning beaches.





Living at Manor Gardens



Established community

With a great range of local shops & services within walking distance.



Lifestyle

Steeped in history & surrounded by nature, stunning coastline and seaside attractions.



Schools

Close proximity to good primary schools and play areas.



Great location

Short distance to Portsmouth, Chichester and Bognor Regis.

Interior images are computer generated and indicative only





Sunset over Bosham Harbour and village

The best of both worlds



Chichester shops



Sidlesham Quay Nature Reserve



Aerial view over Chichester



A hidden seaside gem

Manor Gardens embraces
both community and coastal
living at its best.

Get Directions

[Google Maps](#)

presumes.seabirds.gosh





Manor Gardens

Well placed for local amenities

Manor Gardens is well connected and within walking distance of the local supermarket and amenities.

Get Directions

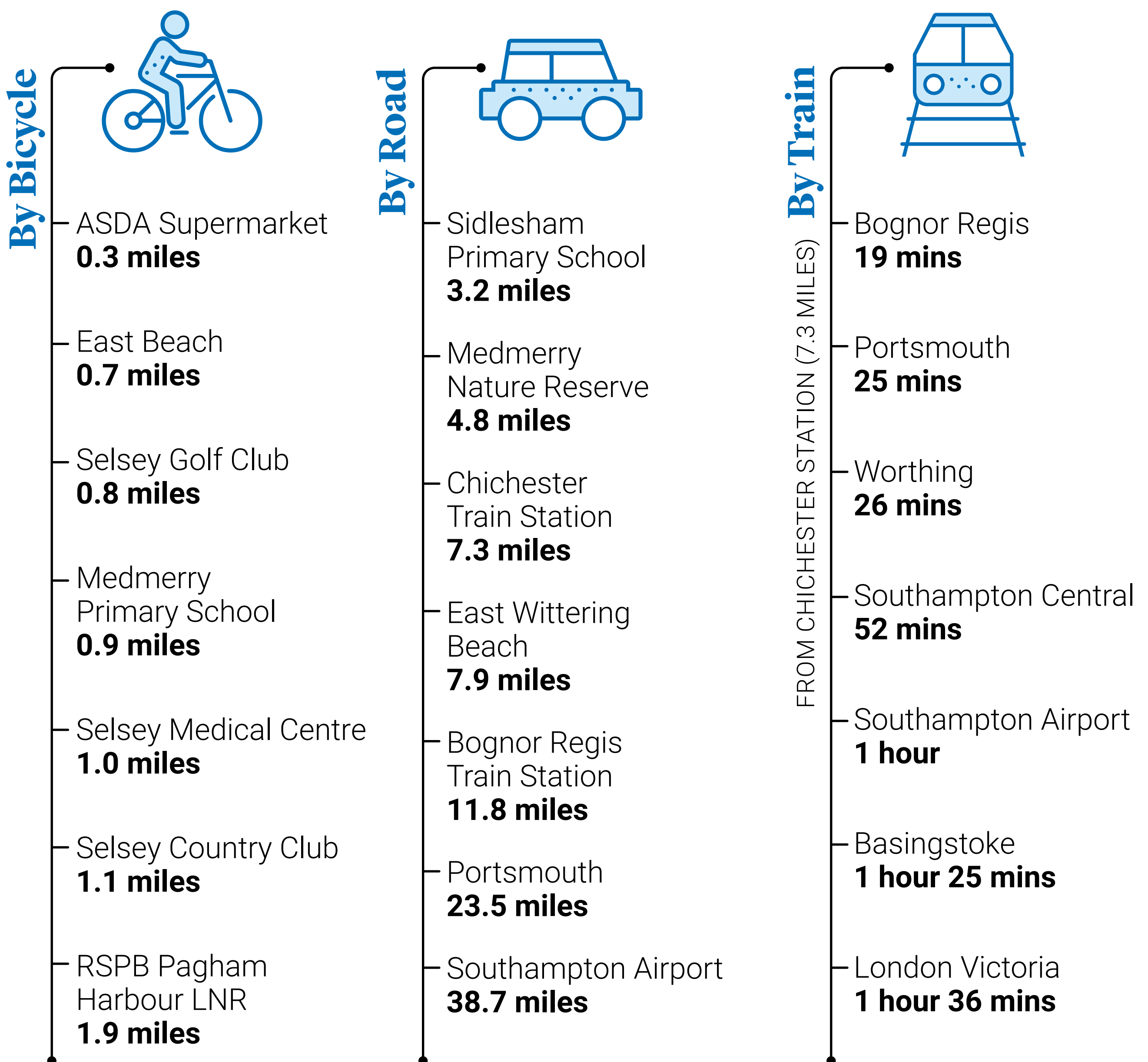
[Google Maps](#)

presumes.seabirds.gosh



Well connected

Within walking distance of beautiful beaches and a range of excellent local amenities. Chichester and Bognor Regis are less than half an hour away with a great range of shops and attractions, while the thriving city of Portsmouth is 36 minutes away by car.



Times supplied by Google Maps and Trainline and are approx. only.





Key

- Two Bedroom Houses
- Three Bedroom Houses
- Four Bedroom Houses
- Persimmon Homes
- Garage



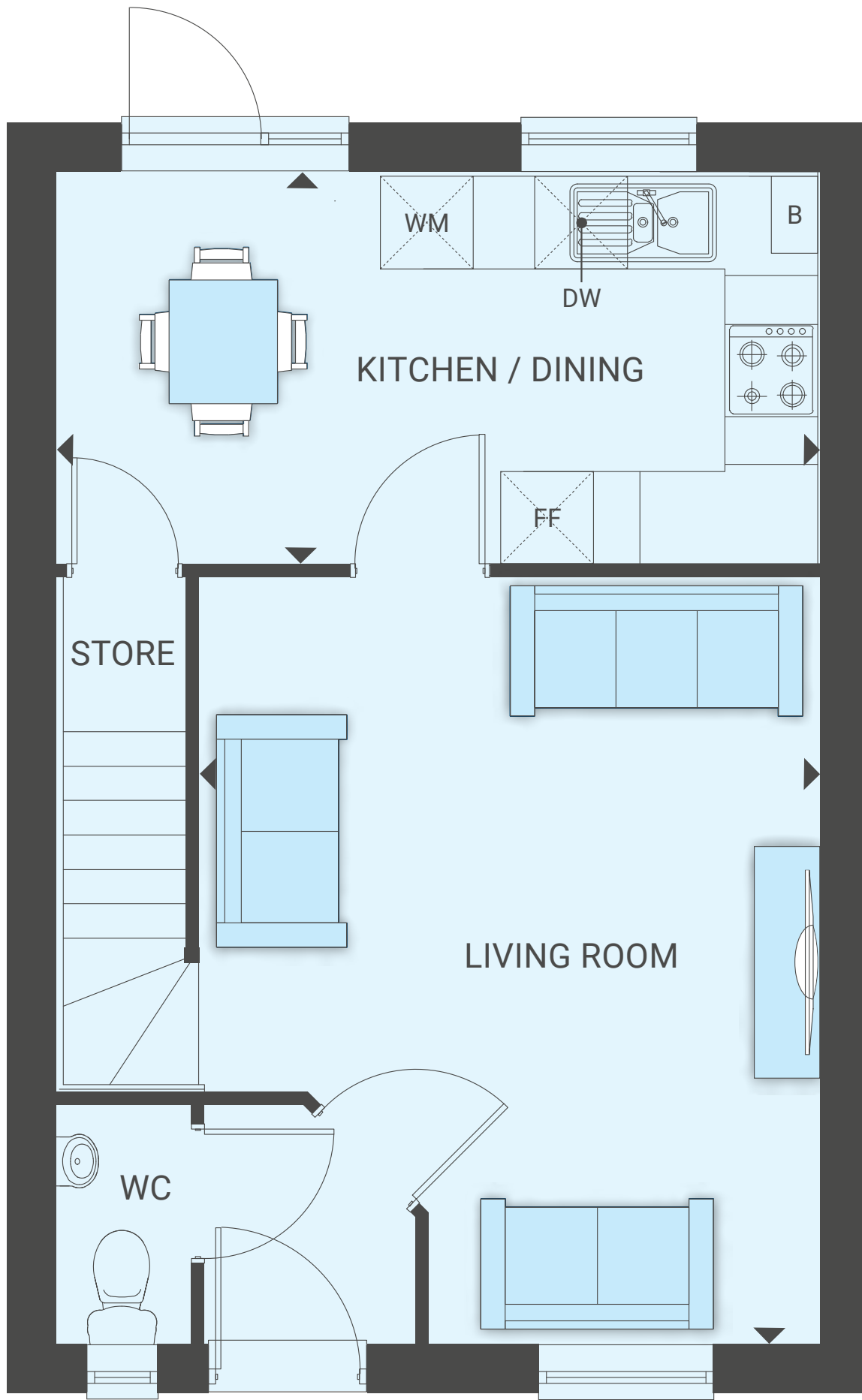
Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.



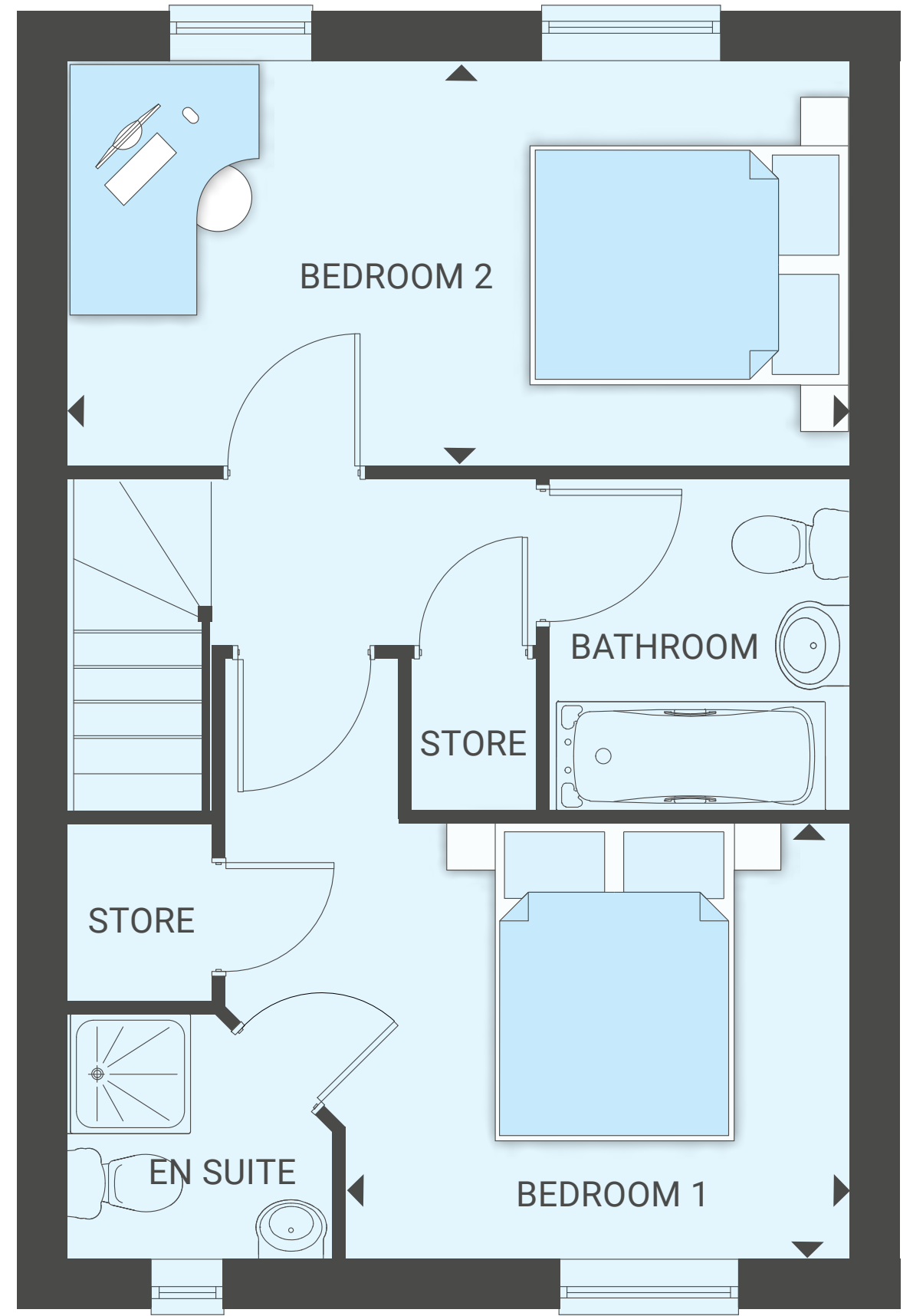
Two Bedroom House

PLOTS 88*, 89 & 90

**plot is handed to plan drawn*



GROUND FLOOR



FIRST FLOOR

Dimensions

Total Area: 75 sq m / 811 sq ft

All measurements are length x width

LIVING ROOM

4.91m x 4.01m 16'0" x 13'0"

KITCHEN/DINING

2.54m x 4.91m 8'2" x 15'11"

BEDROOM 1

2.73m x 3.92m 8'10" x 12'9"

BEDROOM 2

2.54m x 4.91m 8'2" x 15'11"



Key FF Fridge/freezer B Boiler WM Washing machine DW Dishwasher

The floorplans shown are for approximate measurements only.

Read more >



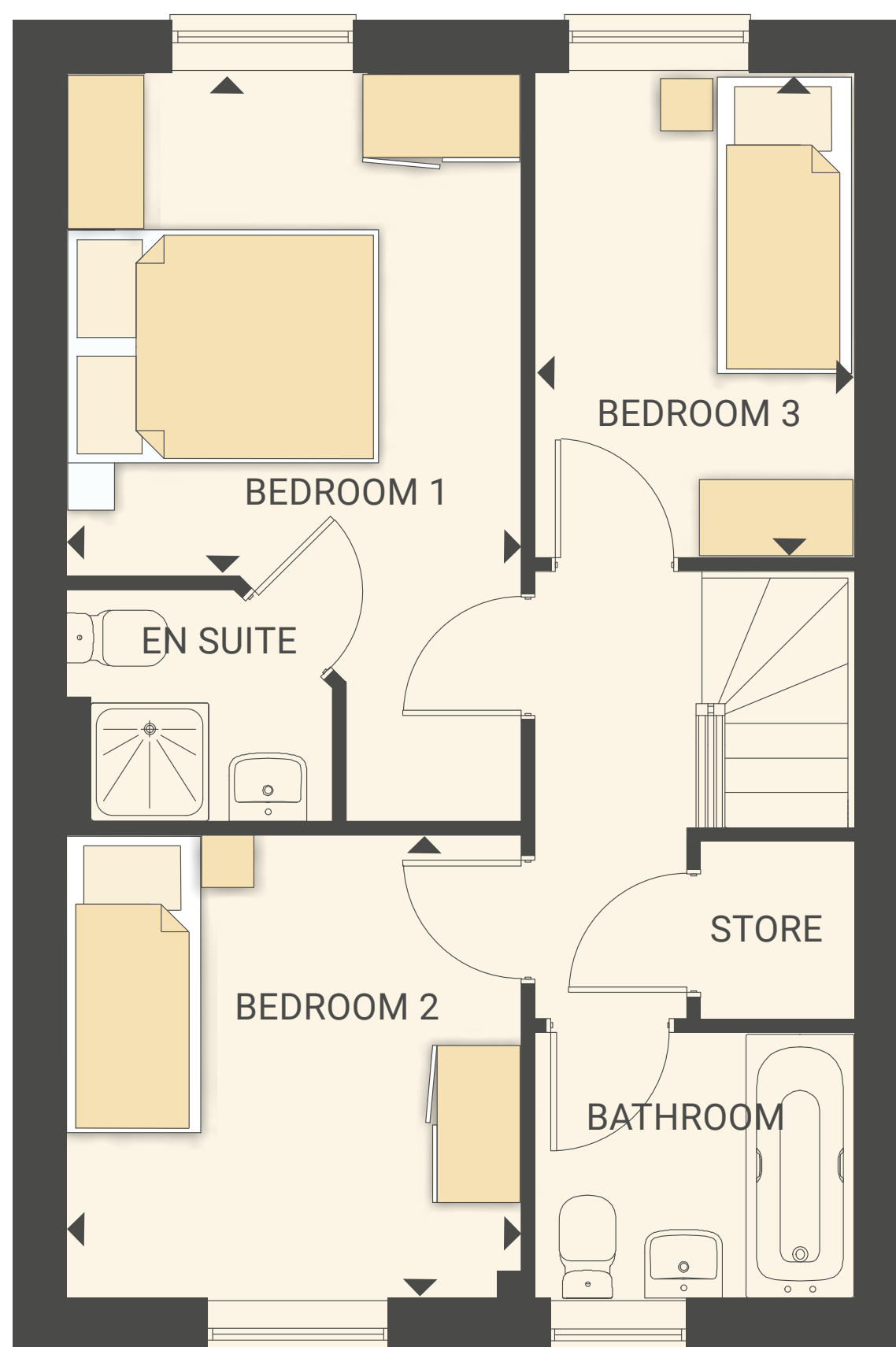
Three Bedroom House

PLOTS 98 & 99*

**plot is handed to plan drawn*



GROUND FLOOR



FIRST FLOOR

Dimensions

Total Area: 81.20 sq m / 874 sq ft

All measurements are length x width

LIVING ROOM

5.06m x 4.21m 16'5" x 13'8"

KITCHEN/DINING

3.58m x 2.93m 11'7" x 9'6"

BEDROOM 1

3.23m x 2.93m 10'6" x 9'6"

BEDROOM 2

2.98m x 2.93m 9'8" x 9'6"

BEDROOM 3

3.12m x 2.04m 10'1" x 6'7"



Key FF Fridge/freezer B Boiler WM Washing machine DW Dishwasher

The floorplans shown are for approximate measurements only.

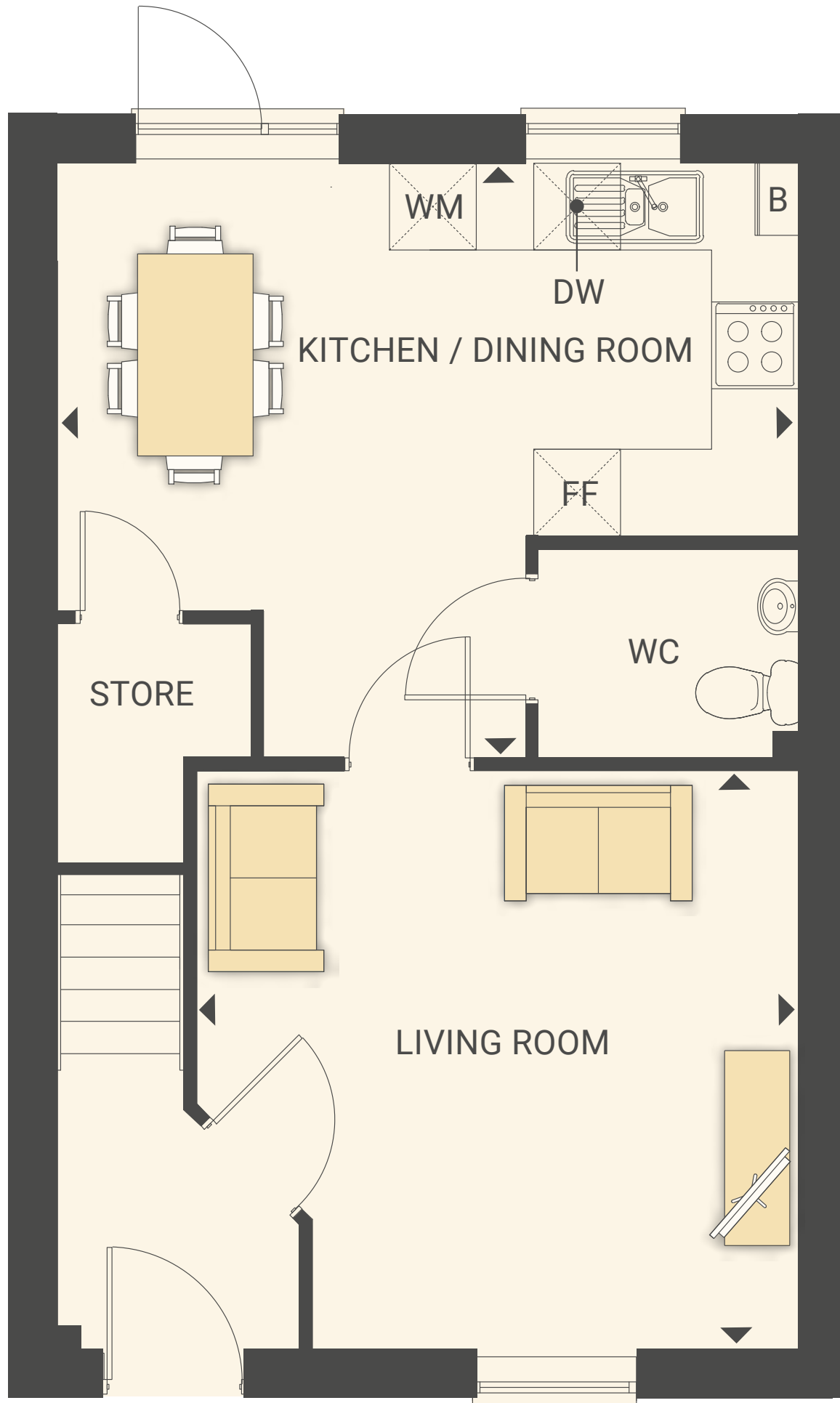
Read more >



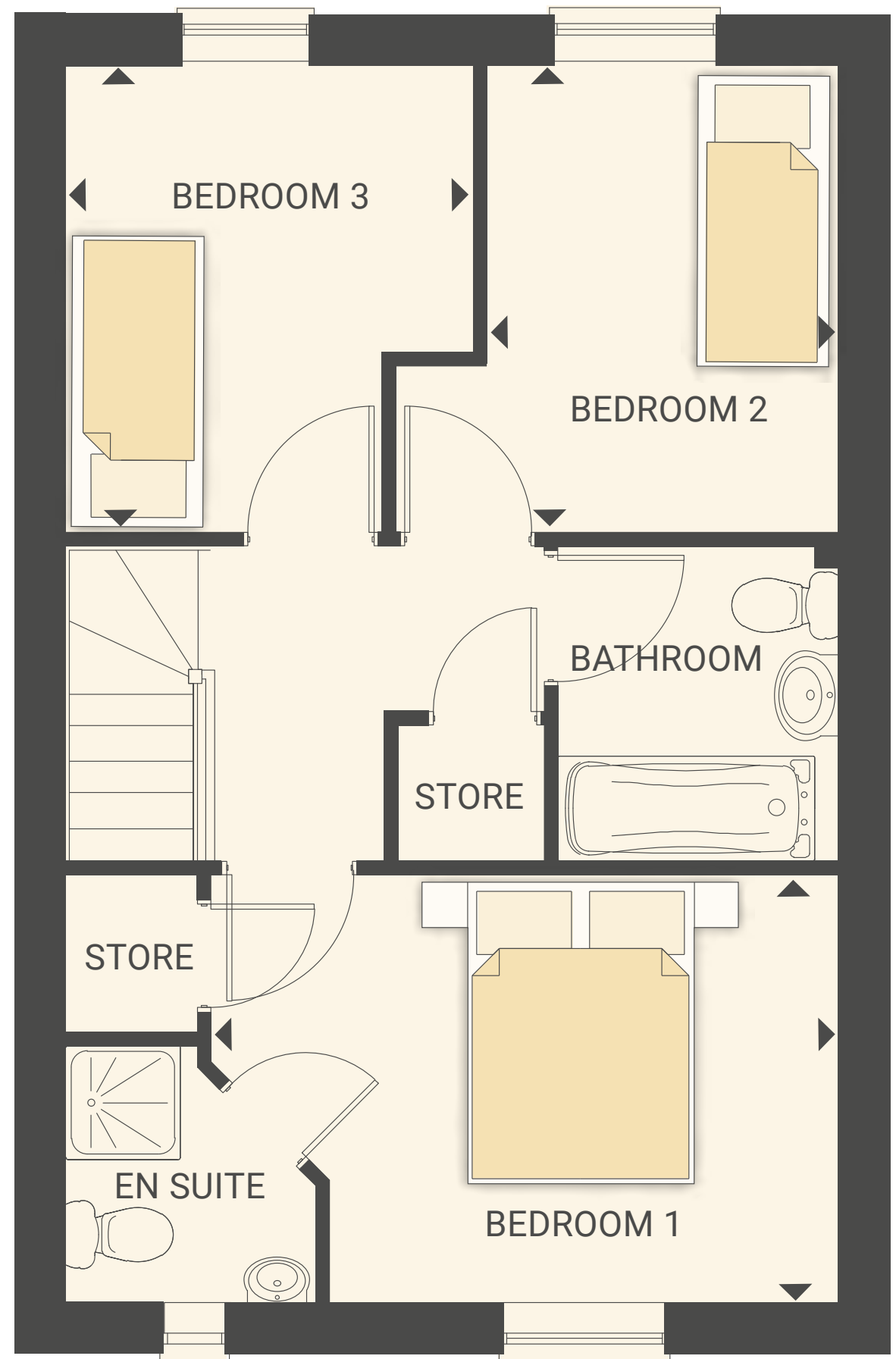
Three Bedroom House

PLOTS 97 & 100*

*plot is handed to plan drawn



GROUND FLOOR



FIRST FLOOR

Dimensions

Total Area: 85.75 sq m / 923 sq ft

All measurements are length x width

LIVING ROOM

4.16m x 4.01m 13'6" x 13'0"

KITCHEN/DINING

5.08m x 3.10m 10'2" x 16'8"

BEDROOM 1

2.84m x 4.16m 9'2" x 13'6"

BEDROOM 2

3.10m x 2.94m 10'0" x 9'6"

BEDROOM 3

3.10m x 2.71m 10'0" x 8'9"



Key FF Fridge/freezer B Boiler WM Washing machine DW Dishwasher

The floorplans shown are for approximate measurements only.

Read more >

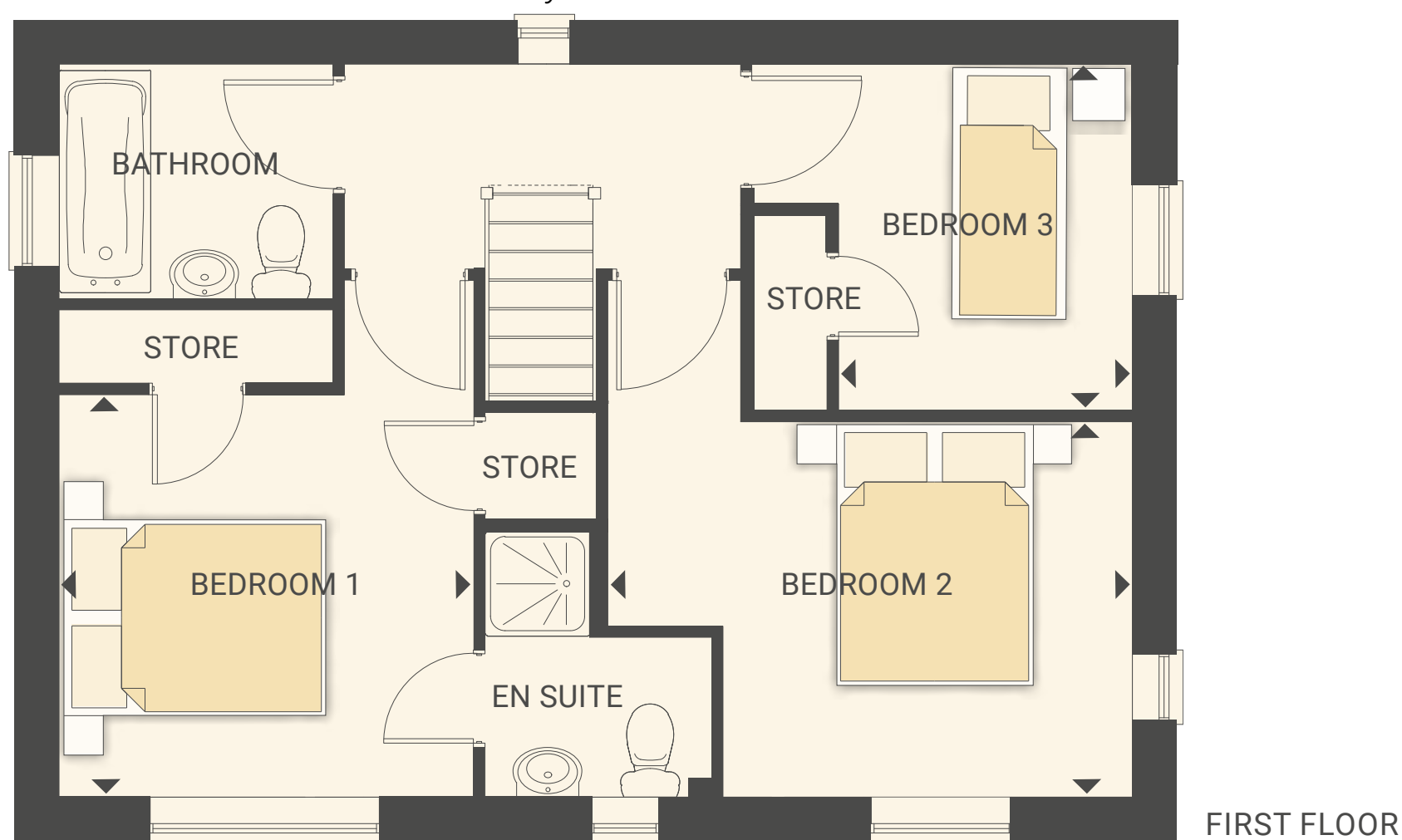


Three Bedroom House

PLOTS 21, 96* & 101

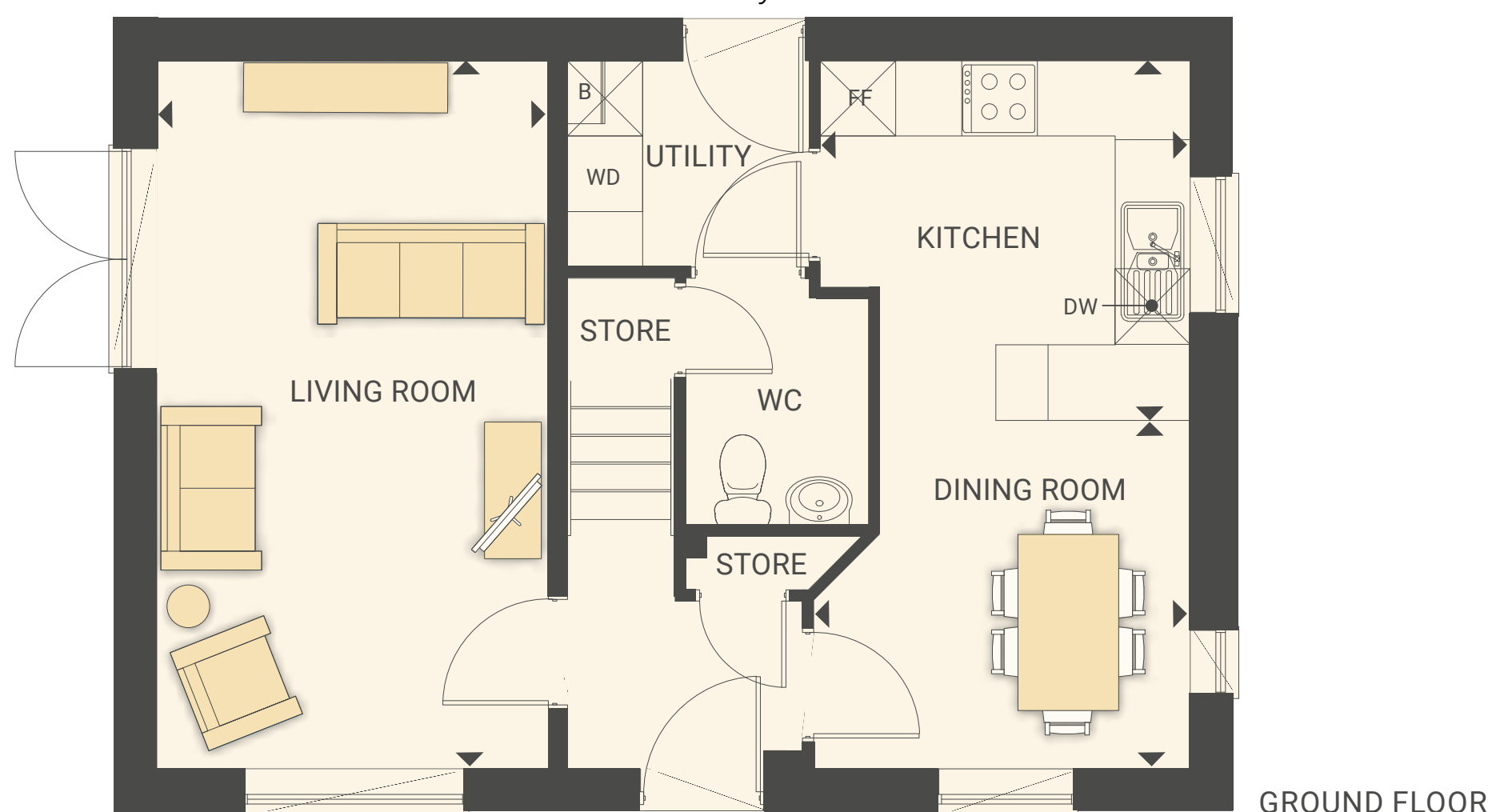
**plot is handed to plan drawn*

Window only to Plot 21



FIRST FLOOR

Back door only to Plot 21



GROUND FLOOR

Dimensions

Total Area: 94.02 sq m / 1012 sq ft

All measurements are length x width

LIVING ROOM

5.63m x 3.12m 18'3" x 10'1"

KITCHEN/DINING

5.63m x 2.98m 18'3" x 9'8"

BEDROOM 1

3.17m x 3.09m 10'3" x 10'0"

BEDROOM 2

2.88m x 4.01m 9'4" x 13'0"

BEDROOM 3

2.91m x 2.66m 9'5" x 8'7"



Key

- FF Fridge/freezer
- B Boiler
- WM Washing machine
- DW Dishwasher

The floorplans shown are for approximate measurements only.

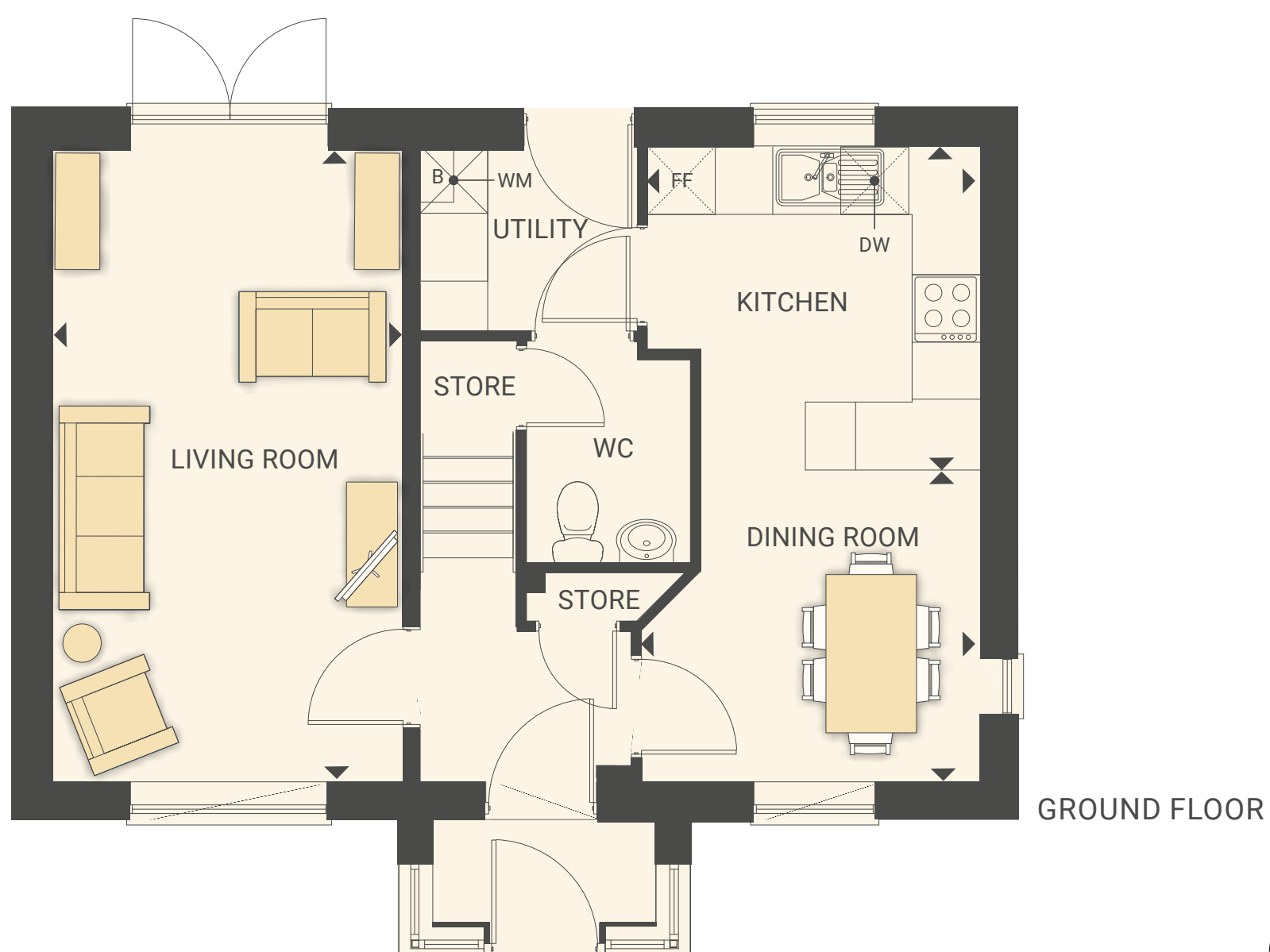
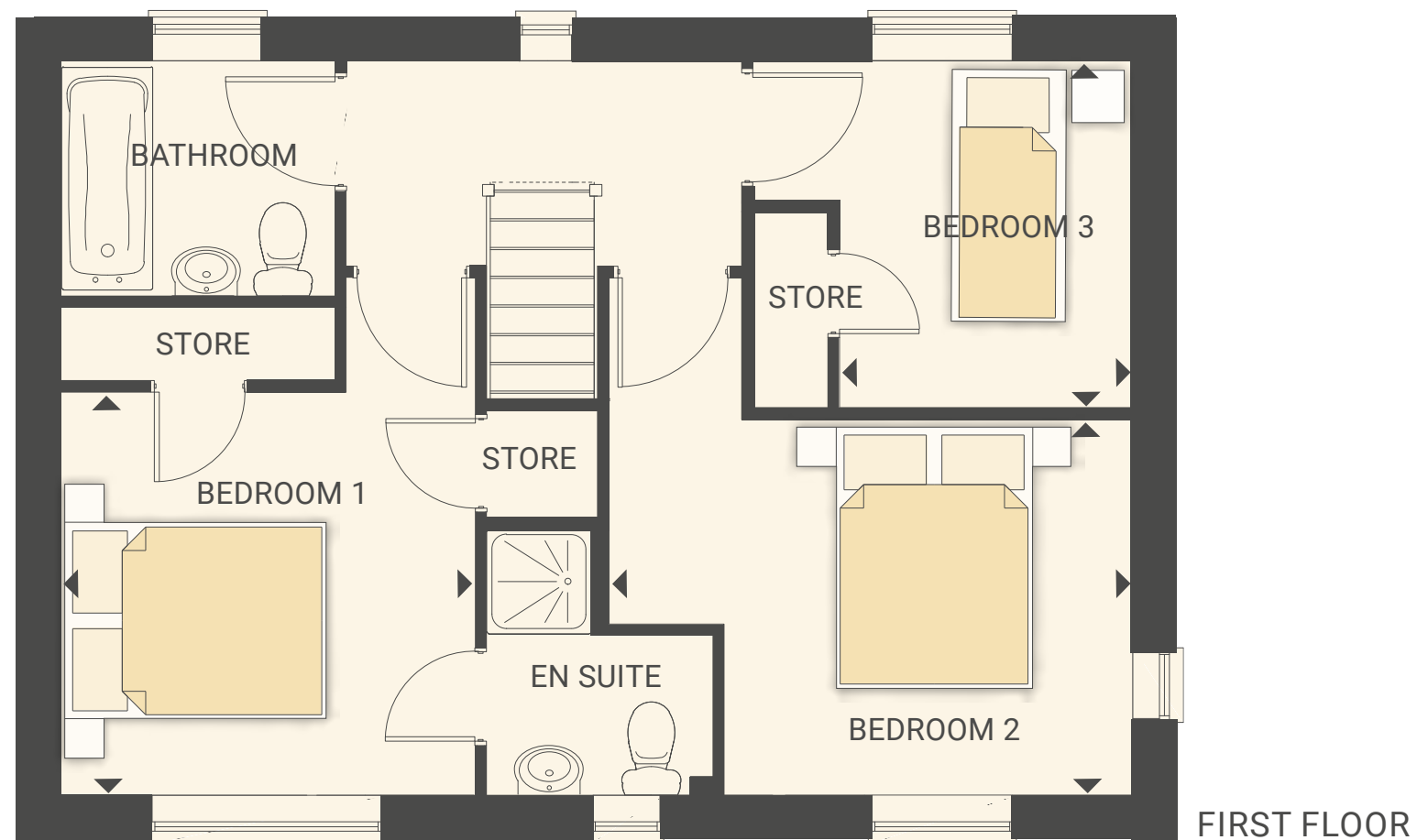
[Read more >](#)



Three Bedroom House

PLOTS 68 & 69*

*plot is handed to plan drawn



Dimensions

Total Area: 94.02 sq m / 1012 sq ft

All measurements are length x width

LIVING ROOM

5.63m x 3.12m 18'3" x 10'1"

KITCHEN/DINING

5.63m x 2.98m 18'3" x 9'8"

BEDROOM 1

3.17m x 3.09m 10'3" x 10'0"

BEDROOM 2

2.88m x 4.01m 9'4" x 13'0"

BEDROOM 3

2.91m x 2.66m 9'5" x 8'7"



Key

- FF Fridge/freezer
- B Boiler
- WM Washing machine
- DW Dishwasher

The floorplans shown are for approximate measurements only.

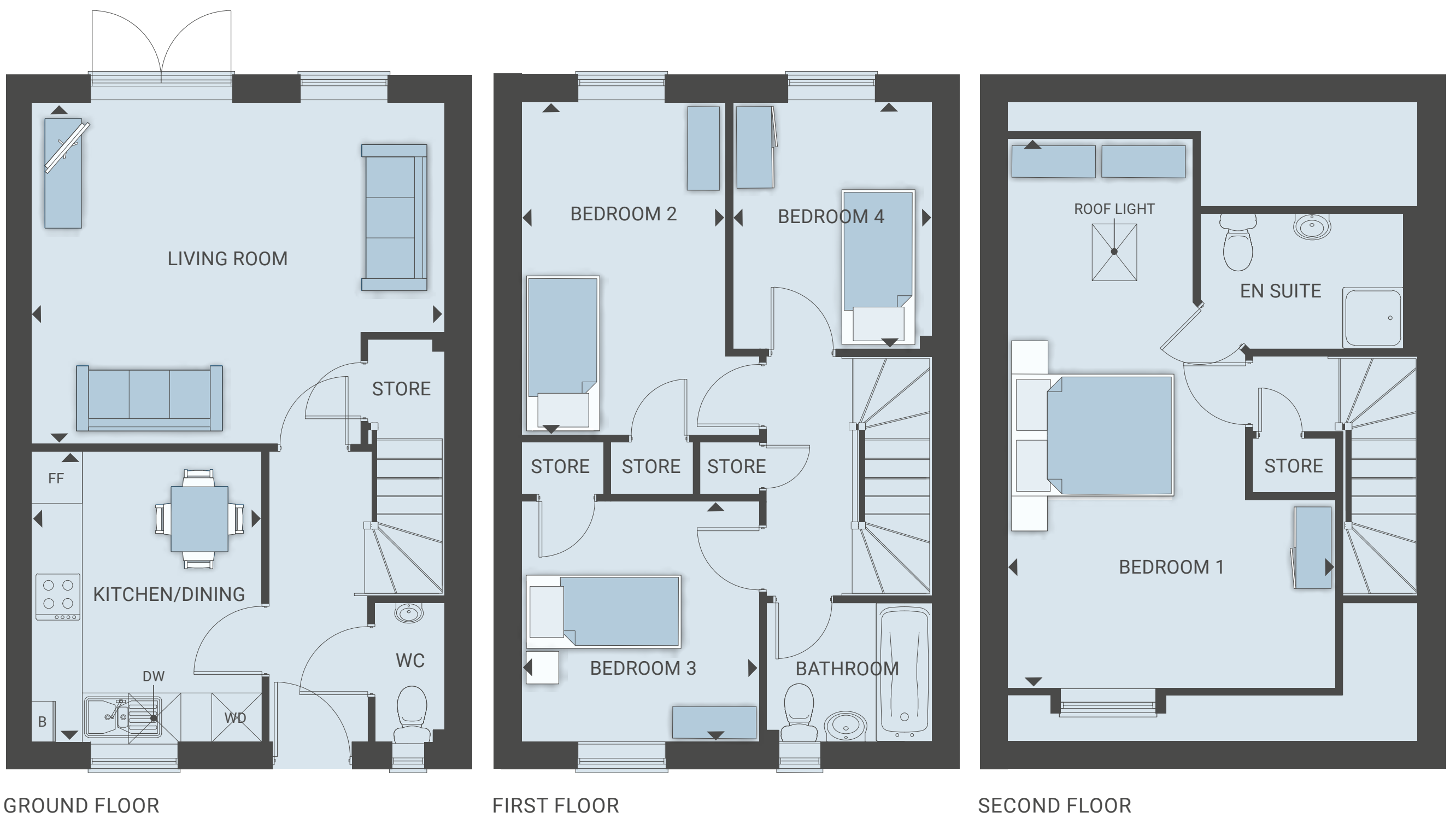
[Read more >](#)



Four Bedroom House

PLOTS 18 & 19*

**plot is handed to plan drawn*



Dimensions

Total Area: 110 sq m | 1184 sq ft

All measurements are length x width

LIVING ROOM

5.06m x 4.21m 16'7" x 13'10"

KITCHEN/DINING

3.57m x 2.81m 11'9" x 9'3"

BEDROOM 1

6.76m x 4.04m 22'2" x 13'3"

BEDROOM 2

4.10m x 2.51m 13'5" x 8'3"

BEDROOM 3

2.95m x 2.93m 9'8" x 9'7"

BEDROOM 4

3.04m x 2.45m 10'0" x 8'1"



Key FF Fridge/freezer B Boiler WM Washing machine DW Dishwasher

The floorplans shown are for approximate measurements only.

Read more >





Specification

Kitchen

- Contemporary kitchen with handles and soft close*
- Laminate effect worktops with upstand
- Quartz worktop to Plots 18 and 19
- Stainless steel sink with chrome mixer tap
- Plot 69 has Rangemaster sink and chrome mixer tap
- Electrolux electric ceramic hob and stainless steel chimney hood
- Stainless steel splashback to hob except Plot 21
- Plot 21 has Quartz splashback
- Electrolux integrated single electric oven
- Electrolux integrated fridge freezer
- Electrolux integrated washer dryer
- Space for future installation of dishwasher to Plots 88, 89, 90
- Integrated dishwasher to Plots 18, 19, 21, 68 and 69

Cloakroom

- Contemporary Ideal Standard white toilet with soft close seat and basin
- Ideal mixer tap with clicker waste
- Johnson ceramic tiles laid as a splashback to basin

Bathroom & Ensuite

- Contemporary Ideal Standard sanitaryware including white toilet with soft close seat and basin
- Ideal mixer tap to basin with clicker waste
- Ideal bath/shower mixer over bath to Plots 96 to 101
- Mira electric shower over bath to Plots 18, 19, 21, 68, 69, 88, 89, 90
- Glass bath screen
- White Mira shower tray with glass screen to ensuite
- Mira thermostatic shower valve to ensuite
- Johnson ceramic tiles laid full height to bath / shower with splashback tiling to basins
- Extractor fan



Specification

Heating & Electrical

- Ideal Logic gas combination boiler
- Contemporary white radiators
- Heated towel rail to bathroom
- Heated towel rail to ensuite in Plots 18, 19, 68, 69, 88, 89 and 90
- Tracklight to kitchen in Plots 96, 97, 98, 99, 100 and 101
- Downlights to kitchen in Plots 18, 19, 21, 68, 69, 88, 89 and 90
- Spotlight fitting to bathroom and ensuite
- Downlights to bathroom to Plots 18, 19, 21, 68, 69, 88, 89 and 90
- Pendant light fitting to all other areas
- White sockets and switches throughout except Plot 19 which has Chrome sockets and switches
- Smoke, heat and carbon monoxide detectors
- Telephone point in living room
- TV point in living room
- Door bell

* Please speak to sales consultant for variations and finishes.

The specification has been compiled with best intentions to provide a guide to the finishes, however, houses are sold as seen and we recommend customers satisfy themselves as to the specification and finishes installed to each home.

Flooring

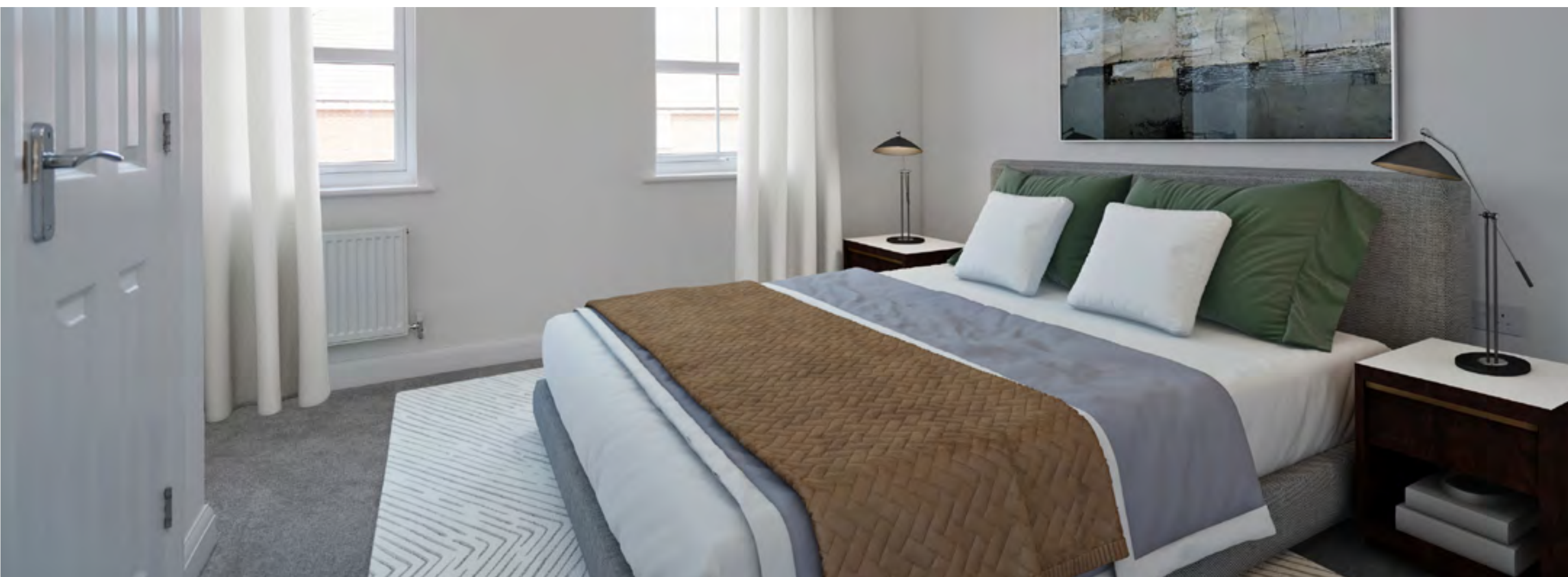
- Wood effect vinyl flooring to kitchen/dining area, cloakroom, bathroom and ensuite
- Carpet to hall, stairs, landing, living room and bedrooms

General

- UPVC double glazed white windows
- Internal walls and woodwork painted white
- White internal panel doors with chrome brassware
- 12 year NHBC building warranty

External

- Minimum two parking bays per home. Garage to Plots 18, 19, 21, 68, 96, 97, 98, 99 and 100
- EVC charging point
- Turf to rear garden
- Paved patio area
- 1.8m high wooden fencing
- Shed to Plots 88, 89, 90 and 101 only
- Outside tap to rear garden



Interior images are computer generated and indicative only





Shared Ownership explained

Your essential guide to all things Shared Ownership with Legal & General

How does Shared Ownership work?

At Manor Gardens, you can buy an initial share between 40% and 75% of the home's full value and pay a subsidised rent on the remainder. You can purchase further shares (up to 100%) as your circumstances change. Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at CPI (Consumer Price Index) from September of the previous year +1%.

Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint

incomes don't exceed the maximum earnings bracket. Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.



Shared Ownership explained

Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

What if I already have a home?

If you already own a property you would need to have confirmed the

sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Will I need a deposit?

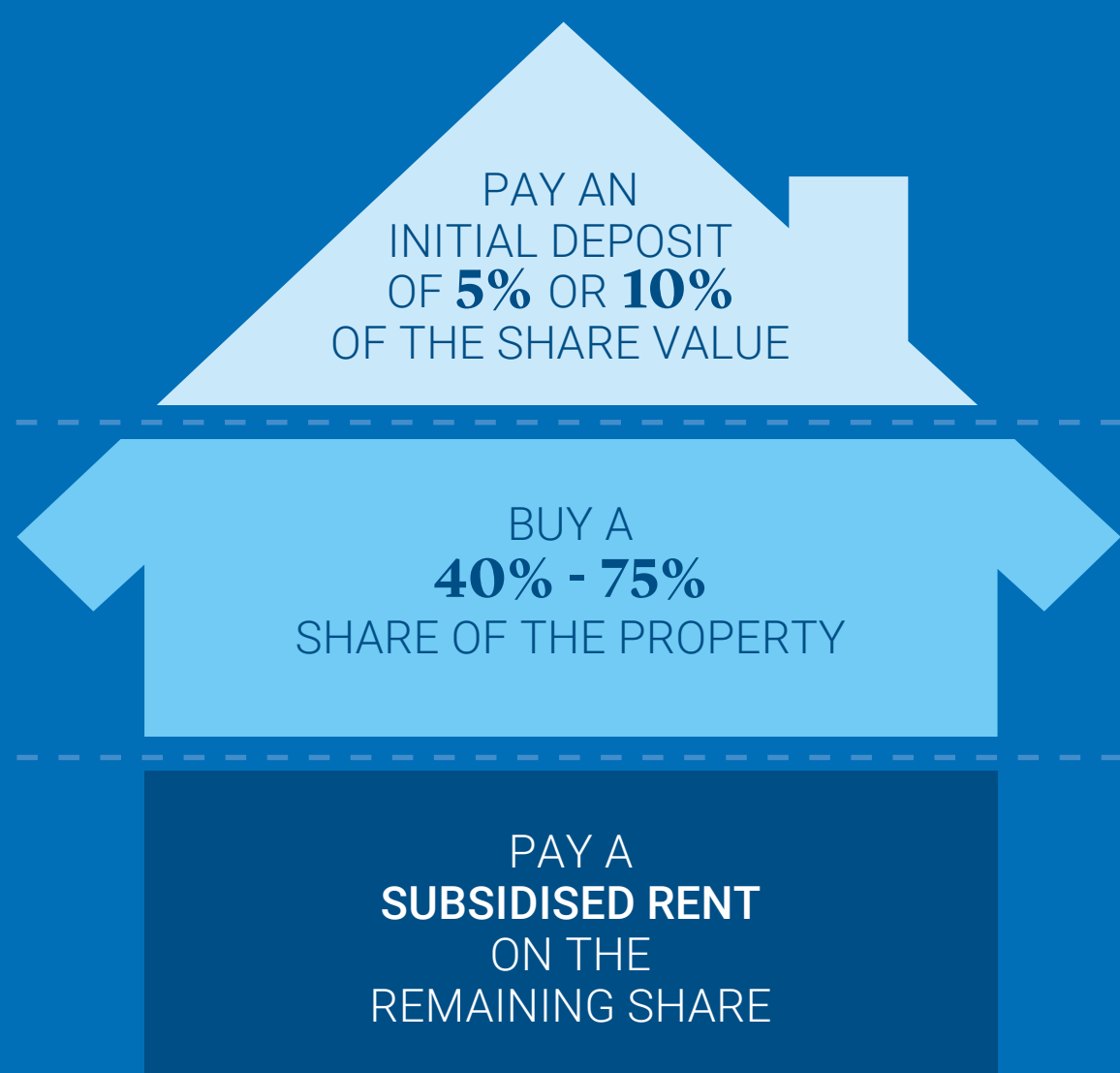
Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

www.landgah.com

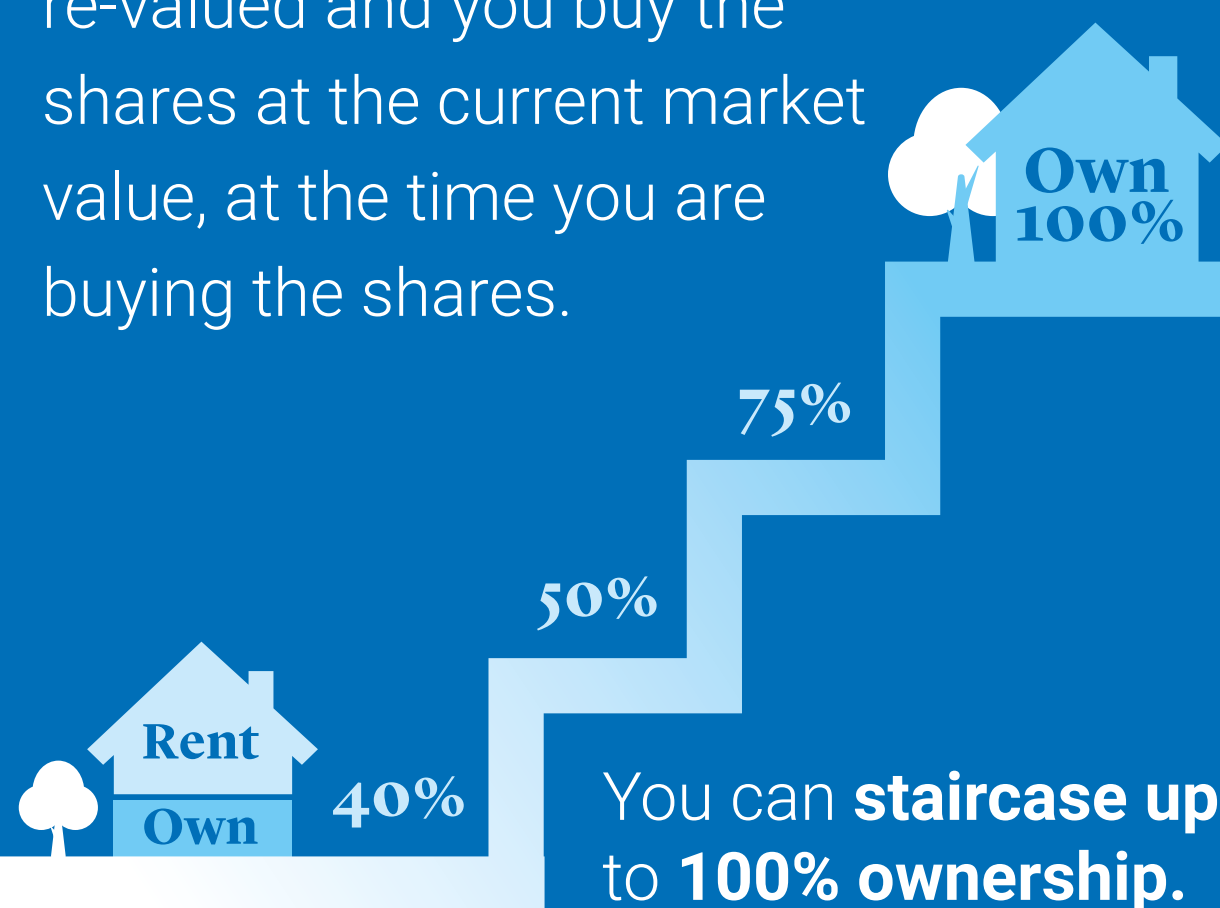
Breakdown example of buying a new home at Manor Gardens



Buying more shares

Staircase your way to owning 100%

When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares.



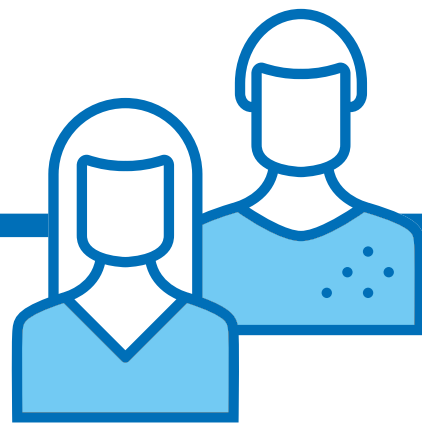
READ MORE

A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.

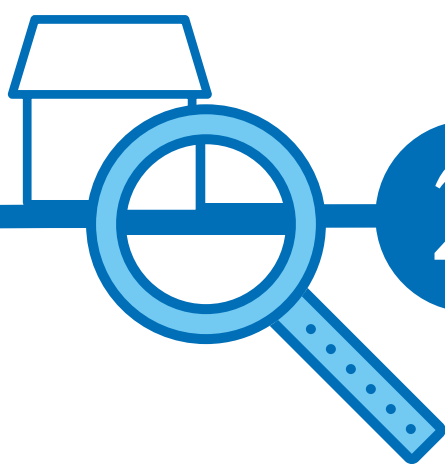


1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



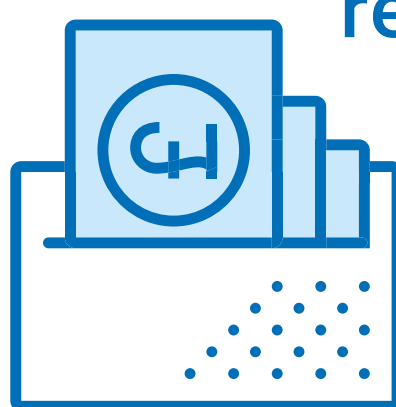
Speak to our recommended **qualified independent financial advisor** to see how much of the home you can buy

4

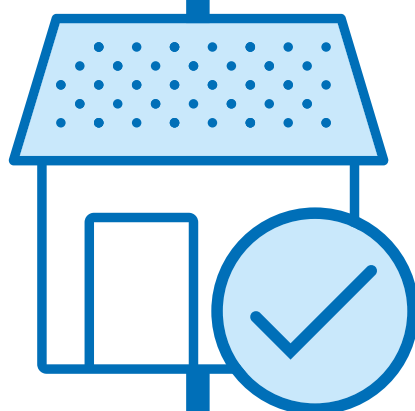


Complete your application and reservation paperwork

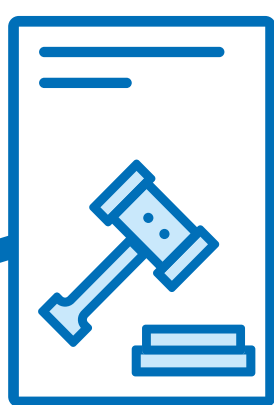
5



Pay your reservation fee

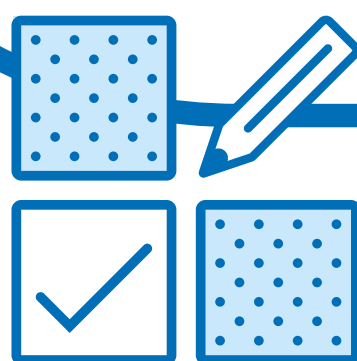


6 Reserve your home



7 Instruct a solicitor and begin your legal paperwork

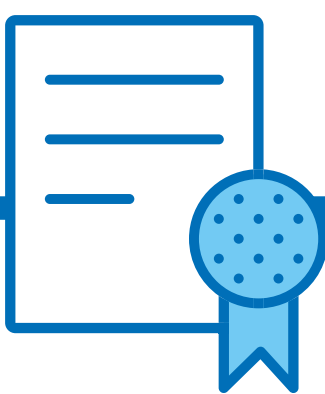
8 Complete your mortgage application



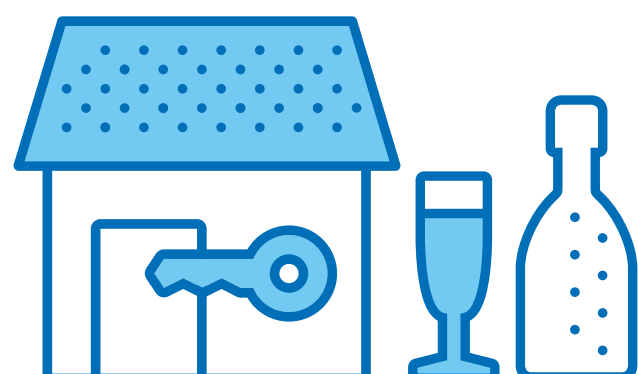
9 Once your valuation is done, receive your mortgage offer



10 Sign the Contract lease and pay your deposit



11 Exchange Contracts



12

Congratulations Complete and receive your keys and celebrate!





Enjoy your new home, your way

**People come first. It's been the
Legal & General way for almost 200 years.**

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. That's why our aim is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young

couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust. is one we will never move from. That's why our key principles underpin everything we do...



Our key principles



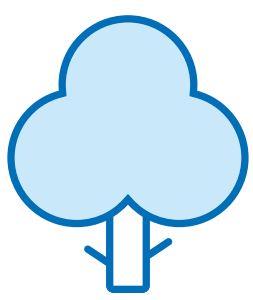
Quality

We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



Customer Service

We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



Sustainability

We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.



Manor Gardens

MANOR ROAD, SELSEY, CHICHESTER,
WEST SUSSEX PO20 0FR

/// presumes.seabirds.gosh

01243 684 462

landgah.com/manor-gardens

GET MOVING TODAY

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change. Please ask your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-MG-120124