

## £67,500 Shared Ownership

Taylor's Close, Yapton, Arundel, West Sussex BN18 0FN



- Guideline Minimum Deposit £6,750
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs Cloakroom
- Front and Rear Gardens
- Guide Min Income - Dual £26.5k Single £32.8k
- Approx. 776 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £270,000). This modern, mid-terrace property has a kitchen and cloakroom at the front, while at the rear is a good-sized reception/dining room with patio doors that open onto the south-east-facing garden. Upstairs is the bathroom and two similar-sized double bedrooms. Modern insulation standards, gas central heating and double glazing make for a good energy-efficiency rating. The house comes with parking for two cars and is only a short drive from Littlehampton town centre. Chichester is also in easy reach and Barnham Railway Station and the south coast both within comfortable cycling distance.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/08/2010).

**Minimum Share:** 25% (£67,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £552.94 per month (subject to annual review).

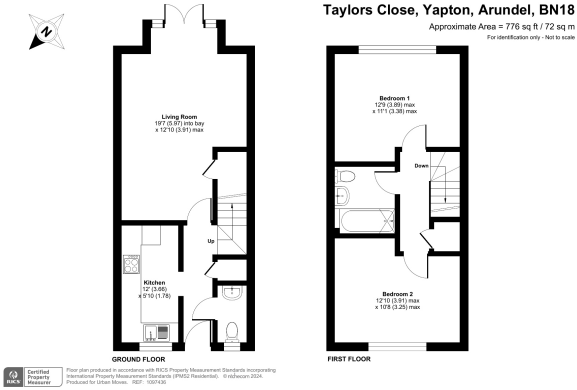
**Service Charge:** £34.12 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £26,500 | Single - £32,800 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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.



## DIMENSIONS

### GROUND FLOOR

**Entrance Hallway**

**Cloakroom**

**Kitchen**

12' 0" x 5' 10" (3.66m x 1.78m)

**Living Room**

19' 7" into bay x 12' 10" max. (5.97m x 3.91m)

### FIRST FLOOR

**Landing**

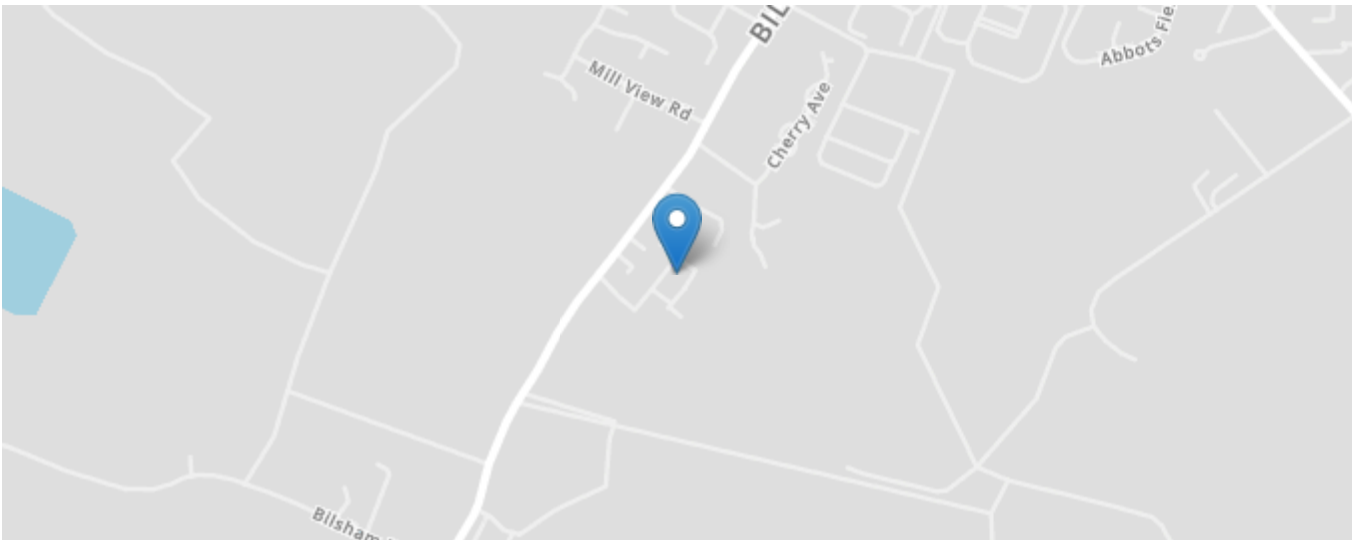
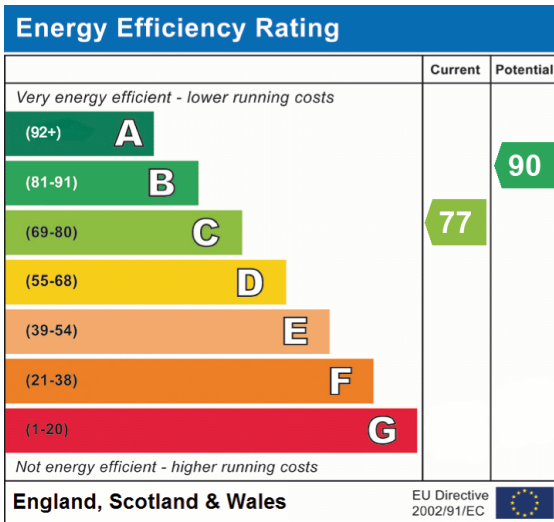
**Bedroom 1**

12' 9" max. x 11' 1" max. (3.89m x 3.38m)

**Bathroom**

**Bedroom 2**

12' 10" max. x 10' 8" max. (3.91m x 3.25m)



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.