

£82,500 Shared Ownership

Harrington House, Nyewood Lane, Bognor Regis, West Sussex PO21 2UG



- Guideline Minimum Deposit £8,250
- Ground Floor
- Semi-Open-Plan Reception/Kitchen
- Parking Space
- Guide Min Income - Dual £21.6k Single £26.1k
- Approx. 546 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Short Walk from Town Centre/Station/Beach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £165,000). This well-proportioned, ground-floor flat has a reception room with a semi-open-plan kitchen. There is a spacious bathroom and a good-sized bedroom with built-in wardrobe. The energy-efficiency rating is good, thanks to well insulated walls, double glazing and gas central heating. Harrington House has a car park to the rear which includes a space for this flat. The beach is just minutes away and the town centre and railway station are also within comfortable walking distance.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2006).

Minimum Share: 50% (£82,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £272.09 per month (this figure is from April 2024 and subject to annual review).

Service Charge: £58.96 per month (this figure is from April 2024 and subject to annual review).

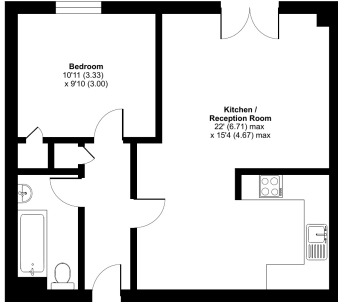
Guideline Minimum Income: Dual - £21,600 | Single - £26,100 (based on minimum share and 10% deposit).

Council Tax: Band A, 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).

Nyewood Lane, Bognor Regis, PO21

Approximate Area = 546 sq ft / 50.7 sq m
For identification only - Not to scale



GROUND FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - Grade Room 010. Produced for Urban Moves. REF: 1007316

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Reception Room

13' 4" min. x 12' 3" min. (4.06m x 3.73m)

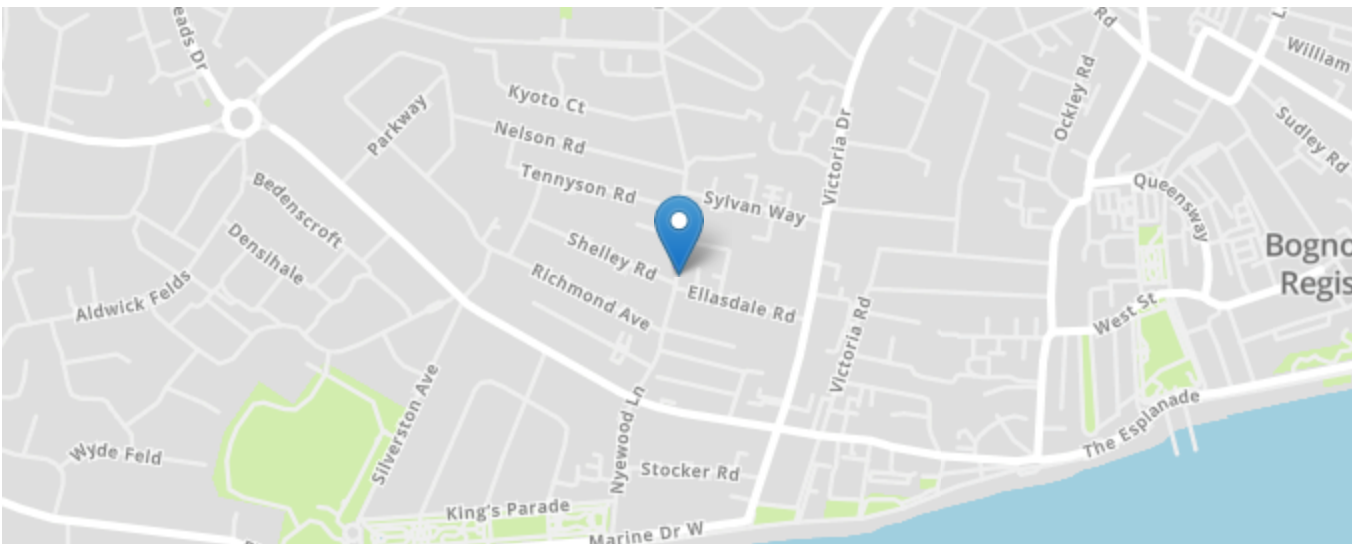
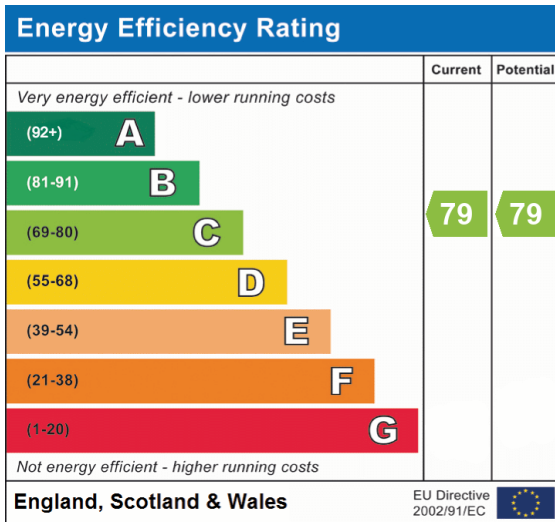
Kitchen/Dining Area

15' 4" max. x 9' 4" (4.67m x 2.84m)

Bedroom

10' 11" x 9' 10" (3.33m x 3.00m)

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.