

£220,500 Shared Ownership

Brook Close, Nutbourne, West Sussex PO18 8FY



- Guideline Minimum Deposit £22,050
- Two Storey, Two Bedroom, End of Terrace House
- High Performance Glazing
- Rear Garden
- Guide Min Deposit Dual £50.7k | Single £58.2k
- Approx. 766 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £315,000). This attractive, recently-built home forms one end of a short, three-house terrace and has a kitchen with sleek, pale grey units, a ground-floor cloakroom and a dual-aspect reception/dining room with patio doors that open onto the rear garden. Upstairs is a main bedroom with en-suite shower room plus a second, good-sized, double bedroom and a simple yet stylish, naturally-lit family bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with a parking space and is also within comfortable walking distance of Nutbourne Railway Station. Ofsted list three schools (two primaries and a secondary) within a mile radius of Brook Close, all rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2019).

Share Available: 70% (£220,500).

Shared Ownership Rent: £248.31 per month (subject to annual review).

Service Charge: £58.95 per month (subject to annual review).

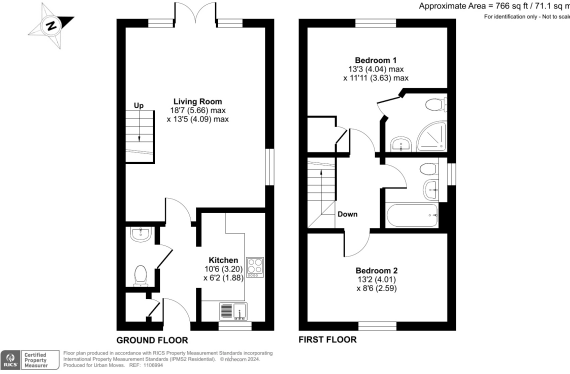
Guideline Minimum Income: Dual - £50,700 | Single - £58,200 (based on minimum share and 10% deposit).

Council Tax: Band C, 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.

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Approximate Area = 766 sq ft / 71.1 sq m
For identification only - not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen

10' 6" x 6' 2" (3.20m x 1.88m)

Cloakroom

Living Room

18' 7" max. x 13' 5" max. (5.66m x 4.09m)

FIRST FLOOR

Landing

Bedroom 1

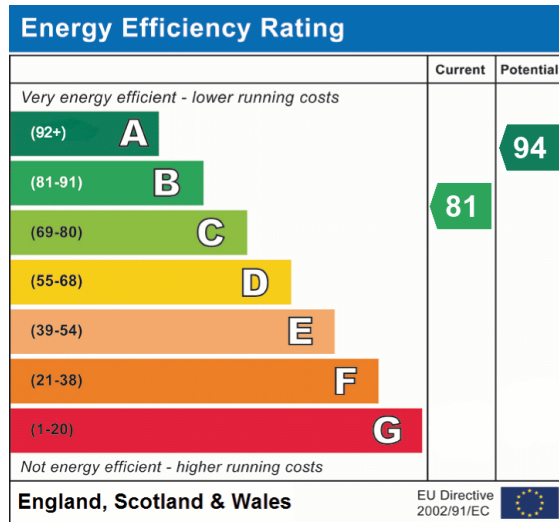
13' 3" max. x 11' 11" max. (4.04m x 3.63m)

En-Suite Shower Room

Bedroom 2

13' 2" x 8' 6" (4.01m x 2.59m)

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.