

£207,000 Shared Ownership

Magpie Way, Portslade, Brighton, East Sussex BN41 2AN



- Guideline Minimum Deposit £20,700
- Two Storey, Two Bedroom, Semi Detached House
- High Performance Glazing
- Rear Garden
- Guide Min Deposit Dual £51.8k | Single £59.5k
- Approx. 850 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Parking Space (+ Shared Visitor Parking)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £345,000). This recently-constructed, semi-detached house has a conventional, modern layout: An attractive kitchen, with sleek units and integrated appliances, at the front; a central cloakroom and under-stairs storage cupboard and, at the rear, a spacious reception room with patio doors that open onto the garden. The height variance in the surrounding land allows for a view over the nearby properties to the hills beyond. On the first floor of the house are two generously-sized bedrooms and a simple yet stylish bathroom. Well insulated walls, roof and floor, gas central heating and high performance glazing all contribute towards a very good energy-efficiency rating. There is an allocated parking space plus a pair of, shared, visitor parking spaces. The nearby primary school and secondary school are both Ofsted-rated 'Good' and the south coast is within easy reach.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/09/2020).

Minimum Share: 60% (£207,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £373.23 per month (subject to annual review).

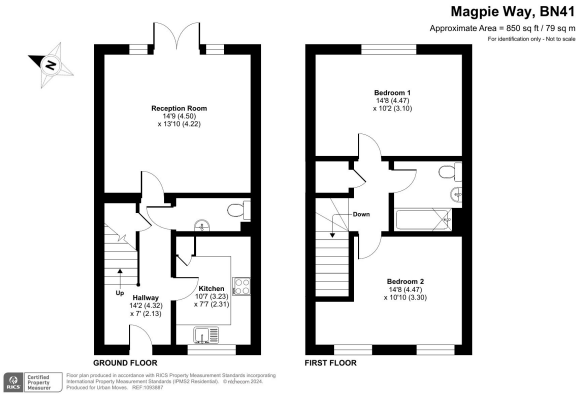
Service Charge: £39.76 per month (subject to annual review).

Guideline Minimum Income: Dual - £51,800 | Single - £59,500 (based on minimum share and 10% deposit).

Council Tax: Band C, Brighton & Hove City 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

14' 2" x 7' 0" (4.32m x 2.13m)

Kitchen

10' 7" x 7' 7" (3.23m x 2.31m)

Cloakroom

Reception Room

14' 9" x 13' 10" (4.50m x 4.22m)

FIRST FLOOR

Landing

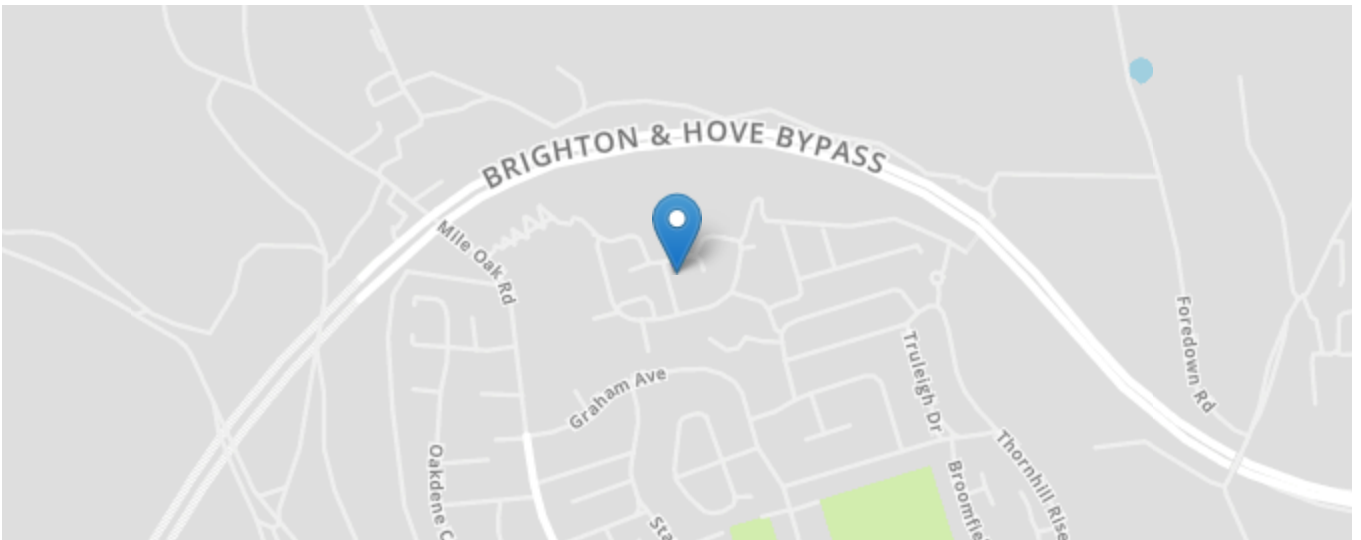
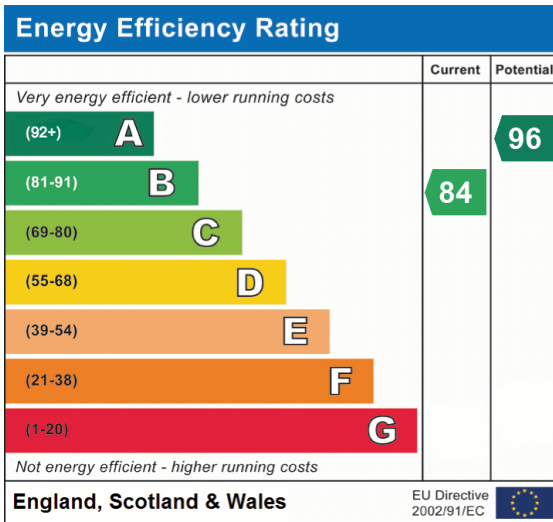
Bedroom 1

14' 8" x 10' 2" (4.47m x 3.10m)

Bathroom

Bedroom 2

14' 8" max. x 10' 10" max. (4.47m x 3.30m)



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.