

£56,250 Shared Ownership

Longley Road, Chichester, West Sussex PO19 6EA



- Guideline Minimum Deposit £5,625
- First (Top) Floor
- High Performance Glazing
- Parking Space
- Guide Min Income Dual £23.5k | Single £28.9k
- Approx. 571 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- City Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £225,000). A spacious and smartly-presented flat in attractive surroundings. Approximately ten years ago the elegant, high-ceilinged period buildings that made up the former Graylingwell Hospital site were converted to residential use and fitted with internal insulation, updated with appropriate-looking (modern, double glazed) sash windows and connected to a communal heating and hot water system. The property available is on the first floor of one of these buildings and features a reception room with a sleek, open-plan kitchen area. A doorway leads from the bedroom through to a small additional room which could serve as a walk-in wardrobe, study or nursery. There is a simple, white-tiled, naturally-lit bathroom and a good-sized entrance hallway. Nearby Havenstoke Park provides outside space to enjoy and there are a couple of popular coffee shops just minutes away. The flat comes with use of a parking space and is also within walking distance or brief cycle ride of the excellent range of shops and other amenities that Chichester city centre has to offer.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/09/2014).

Minimum Share: 25% (£56,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £391.17 per month (subject to annual review).

Service Charge: £163.10 per month (subject to annual review).

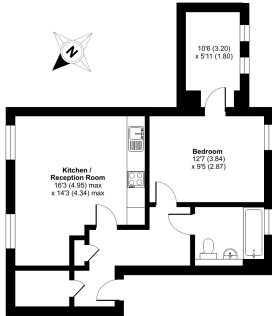
Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £23,500 | Single - £28,900 (based on minimum share and 10% deposit).

Council Tax: Band B, 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. Pets not permitted (except assistance animals).

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Approximate Area = 571 sq ft / 53 sq m



Energy Performance Certificate
This plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (December 2018). ©Urbanmoves 2023

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Reception

16' 3" max. x 14' 3" max. (4.95m x 4.34m)

Kitchen

included in reception measurement

Bedroom

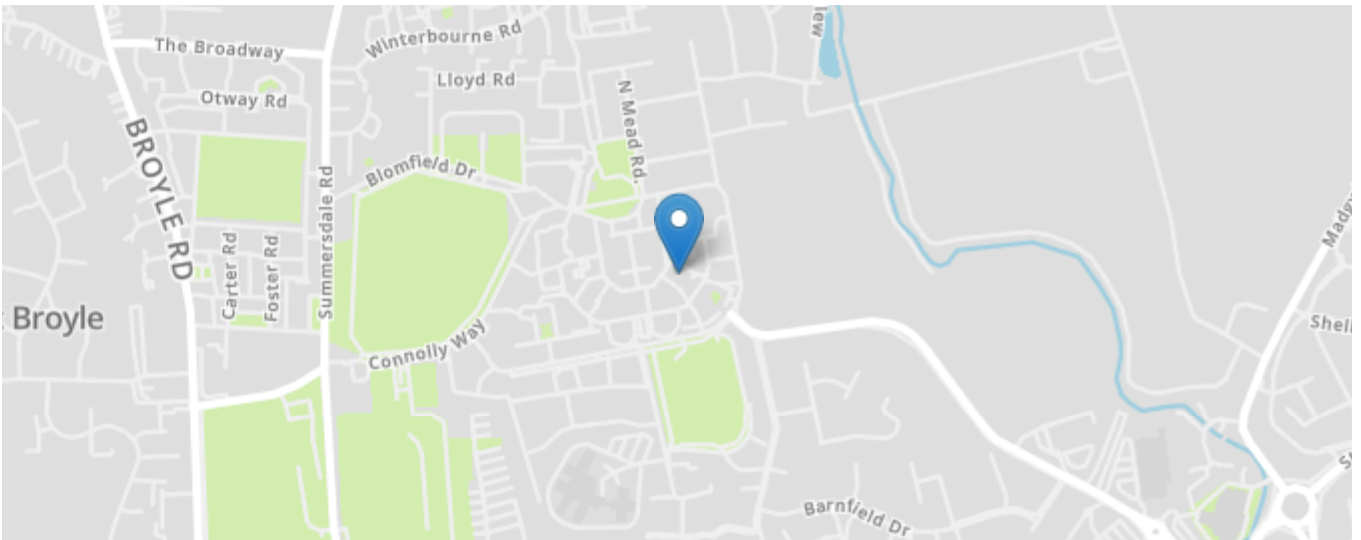
12' 7" x 9' 5" (3.84m x 2.87m)

Dressing Room / Nursery

10' 6" x 5' 11" (3.20m x 1.80m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.