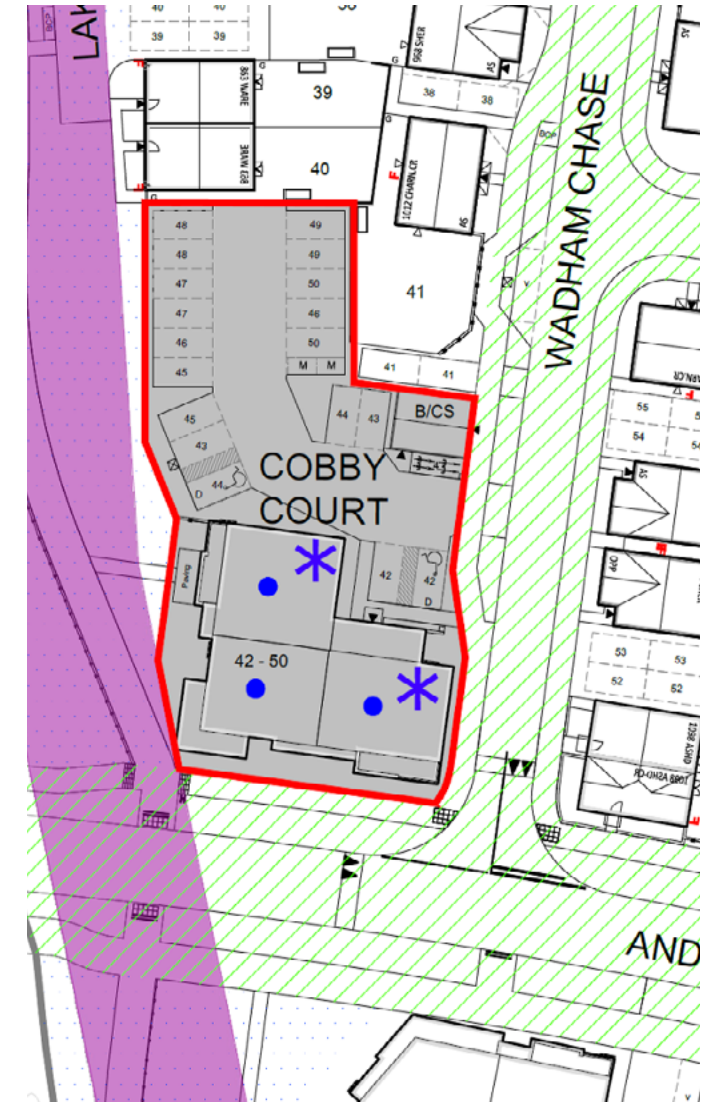




Worthing Homes

Hampton Park

COBBY COURT, WADHAM CHASE



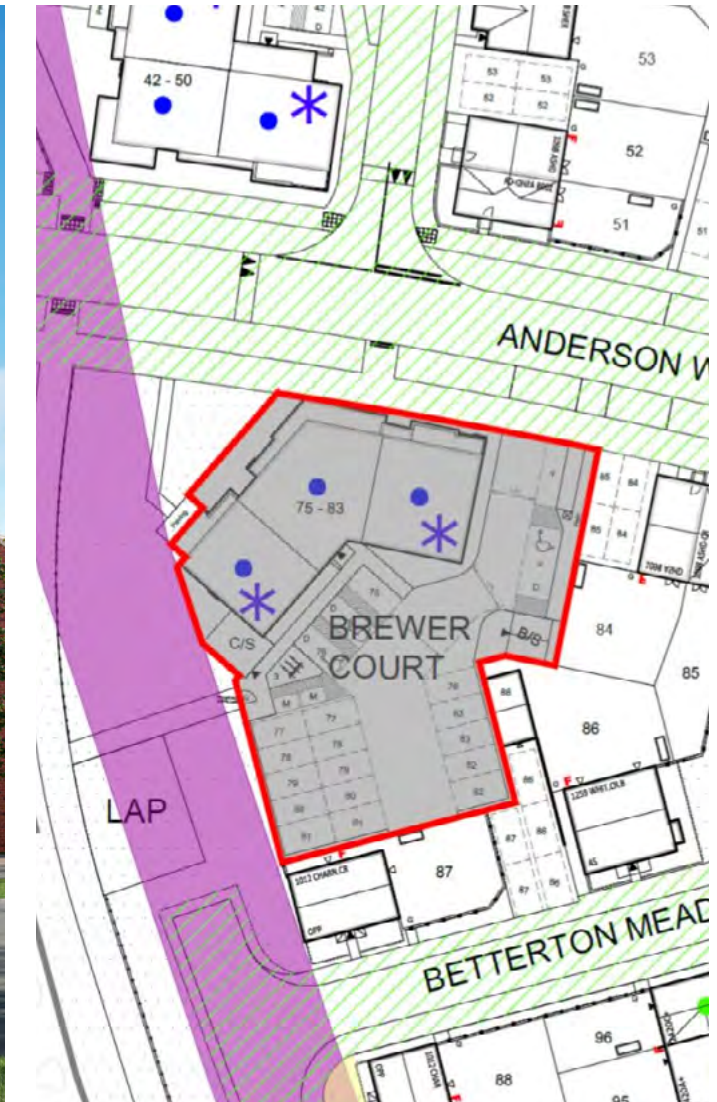
COBBY COURT, WADHAM CHASE

Cobby Court is not just a place to live, but a community to be a part of. With its prime location and high-quality construction, properties at Cobby Court are expected to be in high demand. We recommend early reservations to secure your new home in this sought-after development. Don't miss this opportunity to be a part of the Cobby Court community, reserve your Shared Ownership property today.

The unique collection of nine meticulously designed flats, thoughtfully arranged over three floors. The majority of the flats are graced with balconies, providing residents with their own private outdoor space. The ground level houses two M43 units, specifically tailored for wheelchair accessibility, reflecting our commitment to diversity and inclusion.



BREWER COURT, WADHAM CHASE



Brewer Court is more than just a residence, it's a community waiting to welcome you. Given its prime location and superior build quality, properties at Brewer Court are anticipated to attract significant interest. We advise prospective residents to make early reservations to secure their dream home in this desirable complex. Reserve your Shared Ownership property today.

An exceptional residential complex, presenting an exclusive selection of nine elegantly crafted flats, intelligently spread across three floors. The ground level houses two M43 units, specifically tailored for wheelchair accessibility, reflecting our commitment to diversity and inclusion.

We are delighted to announce that Worthing Homes has acquired the affordable housing segment at the prestigious Hampton Park development.

From January 2025, we will offer 18 high-specification shared ownership apartments, making homeownership more accessible than ever. These apartments are a testament to our commitment to quality and inclusivity, with four specially designed for wheelchair users, ensuring comfort and convenience for all residents. Experience the joy of living in a community that blends affordability with luxury, and inclusivity with exclusivity, with Worthing Homes at Hampton Park. Your journey to homeownership starts here.

Discover the charm of Hampton Park, a prestigious development by Persimmon Homes, located on the outskirts of the quaint town of Littlehampton. Strategically situated between local primary and secondary schools and transport links, Hampton Park offers excellent road connections and easy access to Portsmouth. The development also boasts stunning vistas across Arundel and Lyminster from select areas. Moreover, Hampton Park is a community that respects and enhances its natural surroundings, featuring nature reserves and on-site wetlands. Experience the perfect blend of comfort, convenience, and natural beauty at Hampton Park. Your dream home awaits!

Development Details:

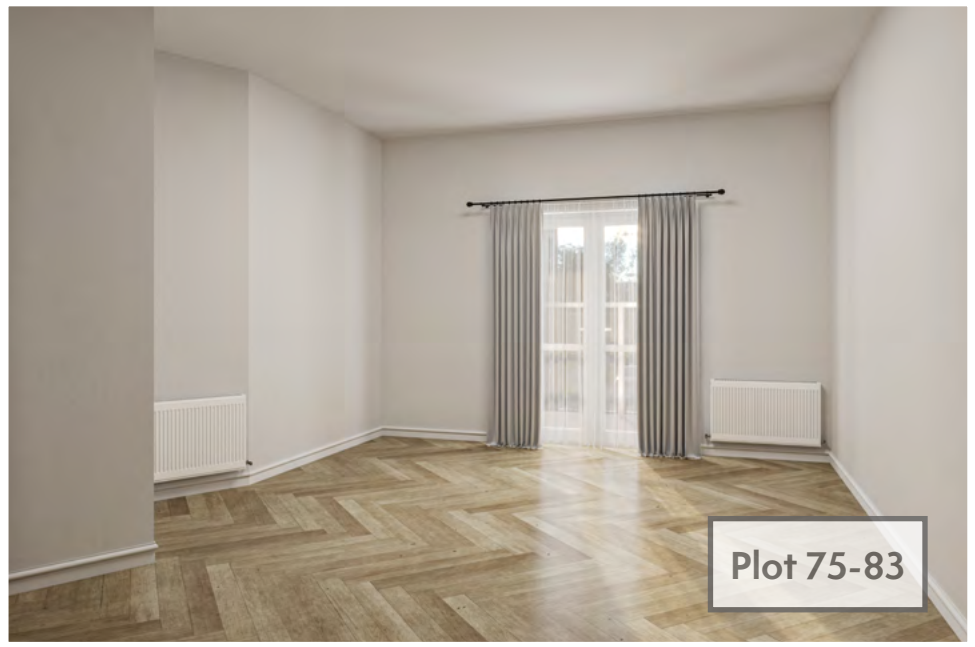
Address: Hampton Park, Wick, Littlehampton

Property Type: Flats

Email for info: Leaseholdservices@worthing-homes.org.uk



Plot 42-50



Plot 75-83

Living Room Design Layout



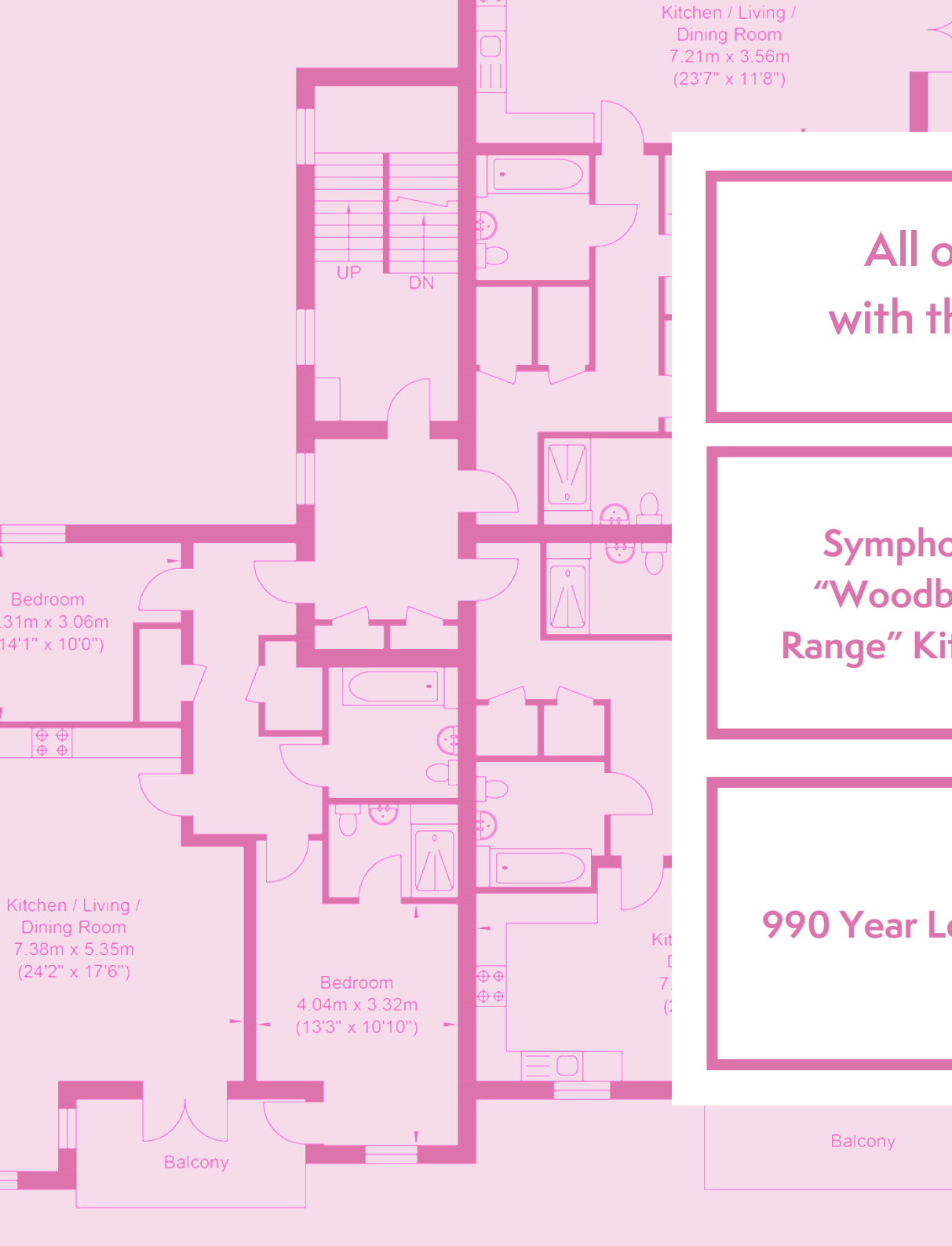
Bathroom Design Layout



Bedroom Design Layout



Living Kitchen Design Layout



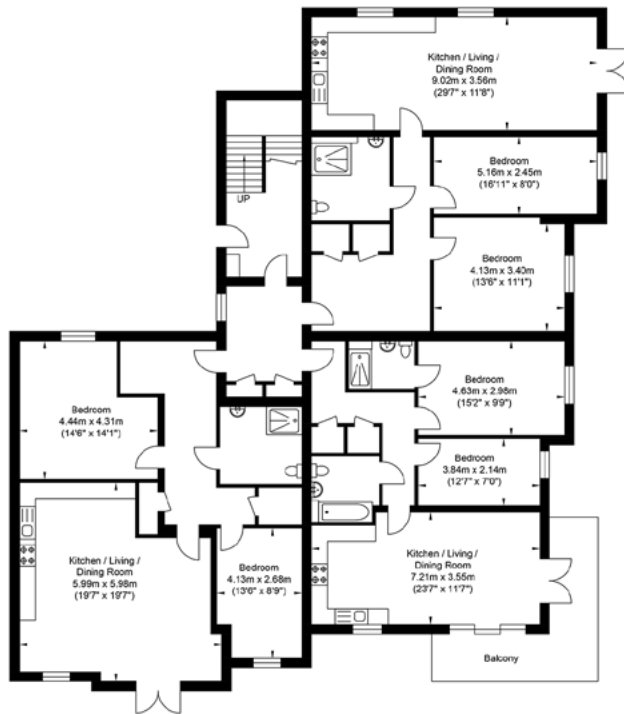
All of the properties come
with the following as standard

Symphony
"Woodbury
Range" Kitchen

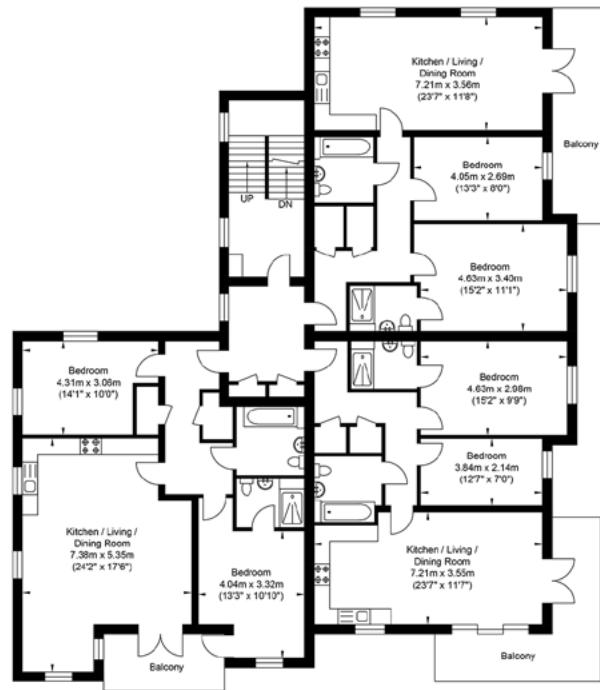
Floor Coverings
Throughout

990 Year Lease

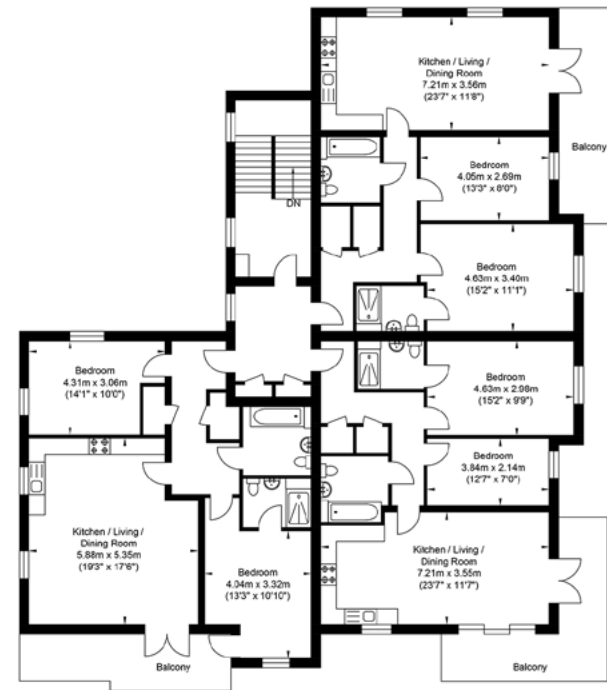
Open Plan
Living Space



Ground Floor
 Approximate Floor Area
 2922.29 sq ft
 (271.49 sq m)



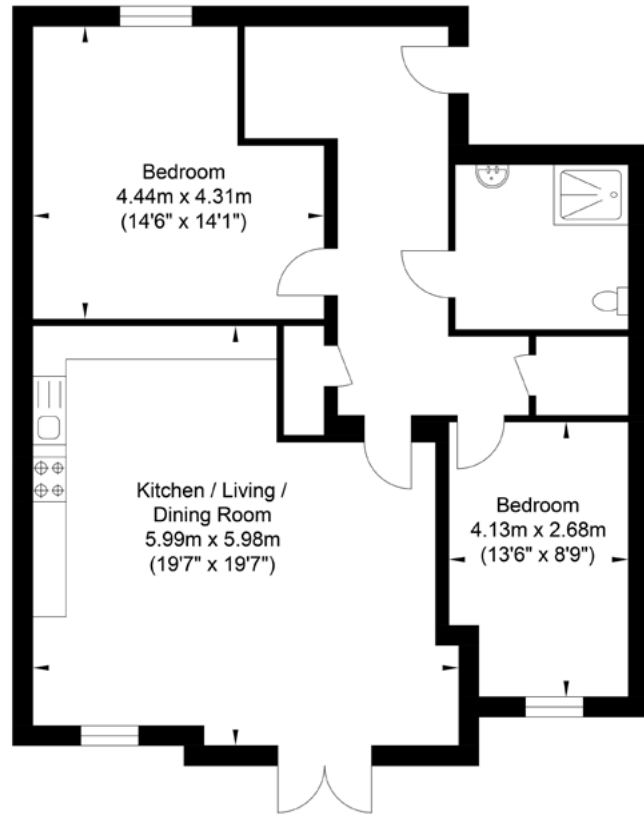
First Floor
 Approximate Floor Area
 2716.59 sq ft
 (252.38 sq m)



Second Floor
 Approximate Floor Area
 2679.99 sq ft
 (248.98 sq m)

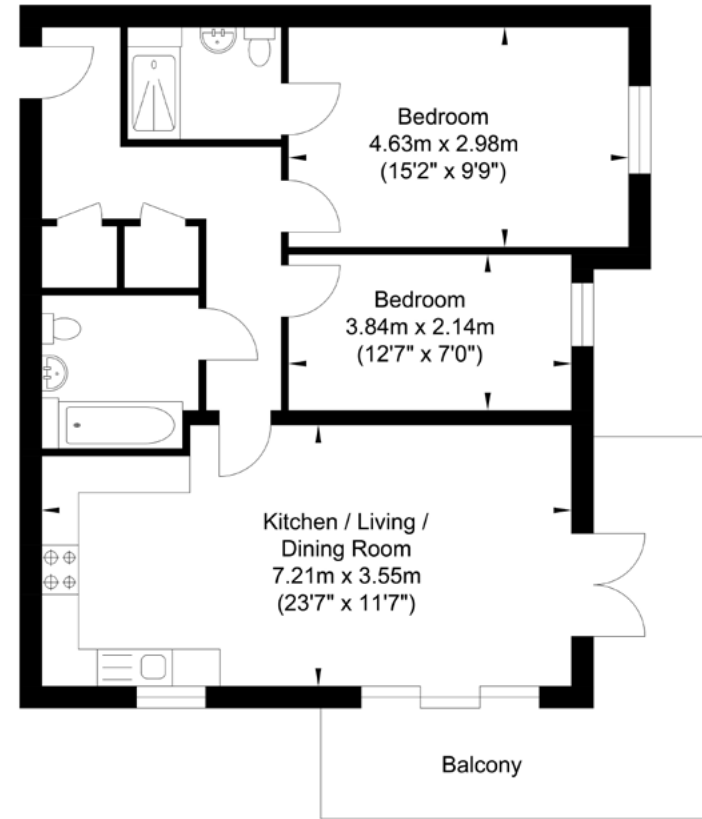
Plots 42 to 50 - Hampton Park

Approximate Gross Internal Area = 772.85 sq m / 8318.88 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Plot 42

Ground Floor
Approximate Floor Area
946.14 sq ft
(87.90 sq m)



Plot 43

Ground Floor
Approximate Floor Area
721.18 sq ft
(67.0 sq m)

Approximate Gross Internal Area = 87.90 sq m / 946.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Approximate Gross Internal Area = 67.0 sq m / 721.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor Wheel chair accessible unit,
built to conform to Part M4 (3)

Adaptable height kitchen units & eye level
cooker

Level access wet room with grab rails

Future hoist track fixed

automatic flat & communal entrance doors

disabled parking space & 1 additional
allocated space

patio access

Overlooking Wetlands

Access to Communal Electrical Vehicle
Charging

Ground Floor Wheel chair accessible unit,
built to conform to Part M4 (3)

Adaptable height kitchen units & eye level
cooker

Level access wet room with grab rails

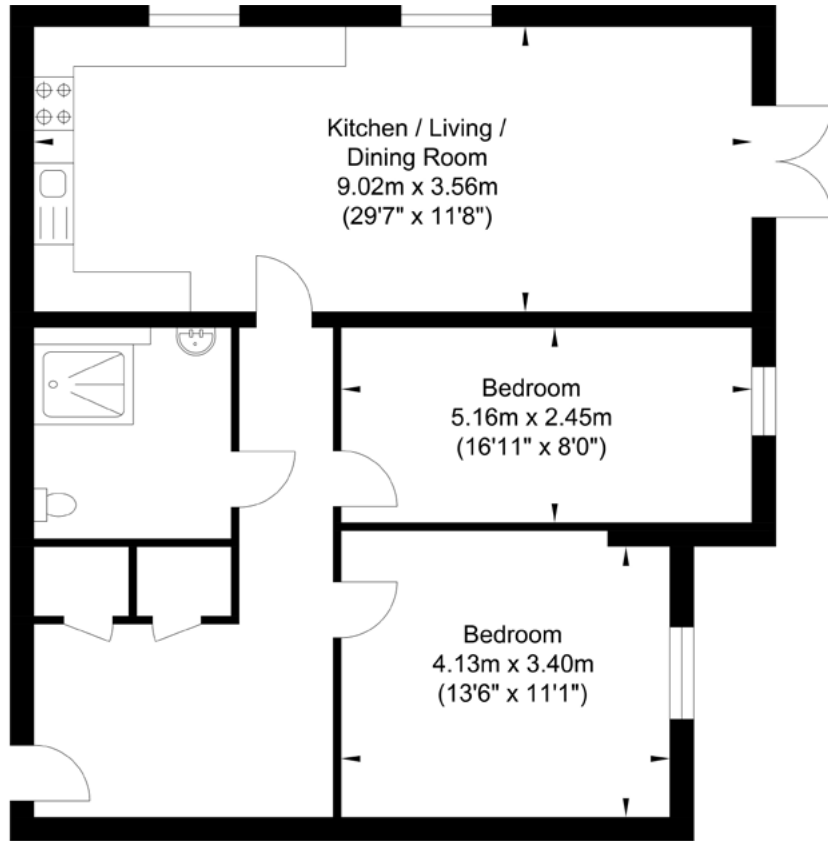
Future hoist track fixed automatic flat &
communal entrance doors

disabled parking space & 1 additional
allocated space

patio access

Overlooking Wetlands

Access to Communal Electrical Vehicle
Charging



Plot 44

Ground Floor
Approximate Floor Area
923.54 sq ft
(85.80 sq m)

Approximate Gross Internal Area = 85.80 sq m / 923.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor Wheel chair accessible unit,
built to conform to Part M4 (3)

Adaptable height kitchen units & eye level
cooker

Level access wet room with grab rails

Future hoist track fixed

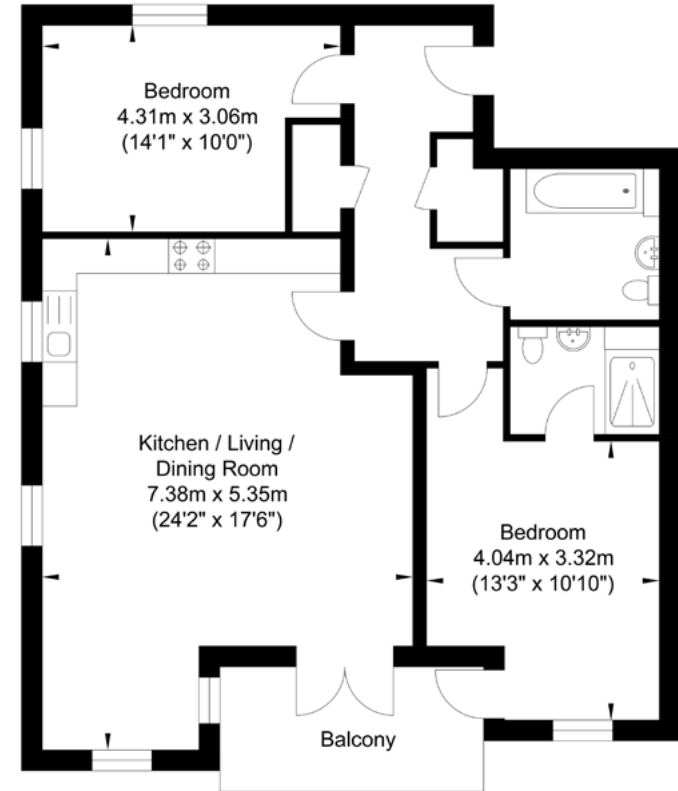
automatic flat & communal entrance doors

disabled parking space & 1 additional
allocated space

patio access

Overlooking Wetlands

Access to Communal Electrical Vehicle
Charging



Plot 45

First Floor
Approximate Floor Area
864.34 sq ft
(80.30 sq m)

Approximate Gross Internal Area = 80.30 sq m / 864.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

First Floor 2 Bedroom flats with bathroom
and ensuite

Private balconies

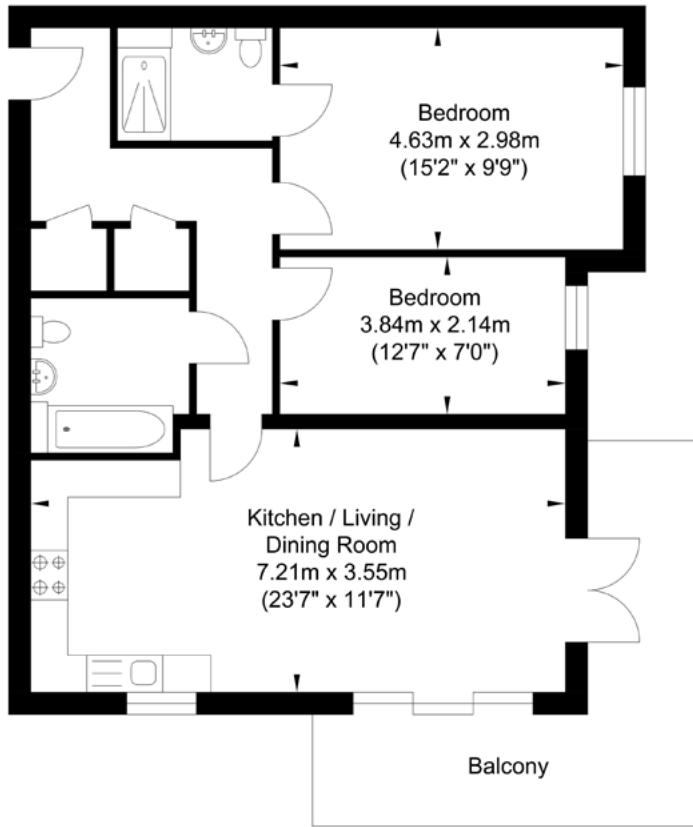
2 Allocated Car Parking Spaces

Symphony "Woodbury Range" Kitchen

Overlooking Wetlands

Appliances Included

Access to Communal Electrical Vehicle
Charging



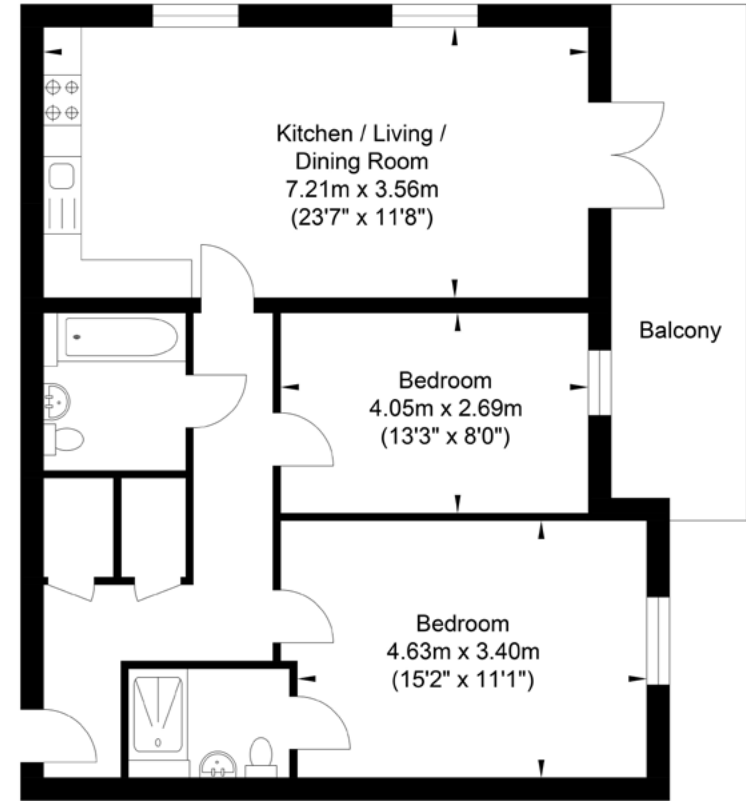
Plot 46

First Floor
Approximate Floor Area
721.18 sq ft
(67.0 sq m)

Approximate Gross Internal Area = 67.0 sq m / 721.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

First Floor 2 Bedroom flats with bathroom
and ensuite
Private balconies
2 Allocated Car Parking Spaces

Overlooking Wetlands
Appliances Included
Access to Communal Electrical Vehicle
Charging



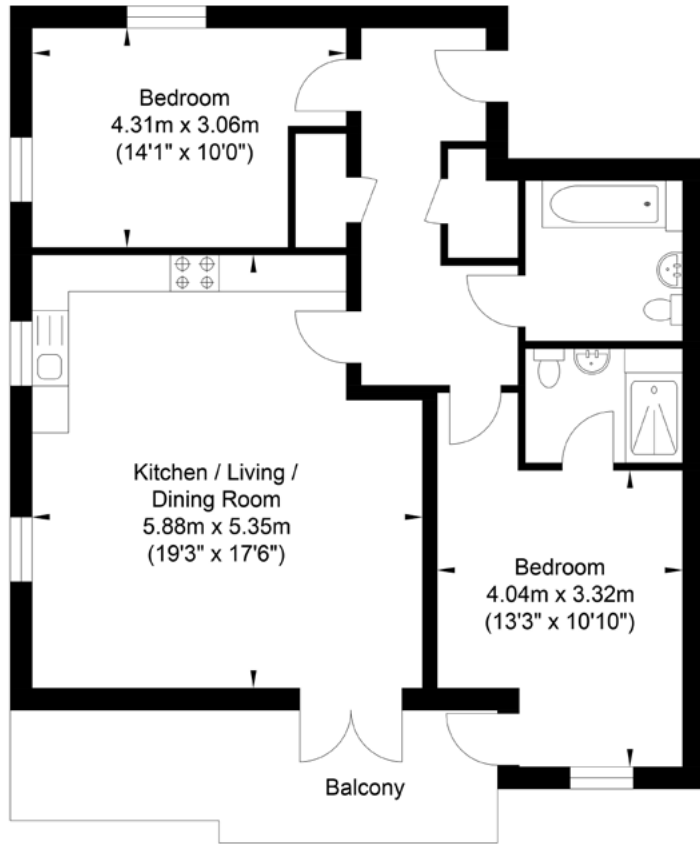
Plot 47

First Floor
Approximate Floor Area
798.68 sq ft
(74.20 sq m)

Approximate Gross Internal Area = 74.20 sq m / 798.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

First Floor 2 Bedroom flats with bathroom
and ensuite
Private balconies
2 Allocated Car Parking Spaces

Overlooking Wetlands
Appliances Included
Access to Communal Electrical Vehicle
Charging



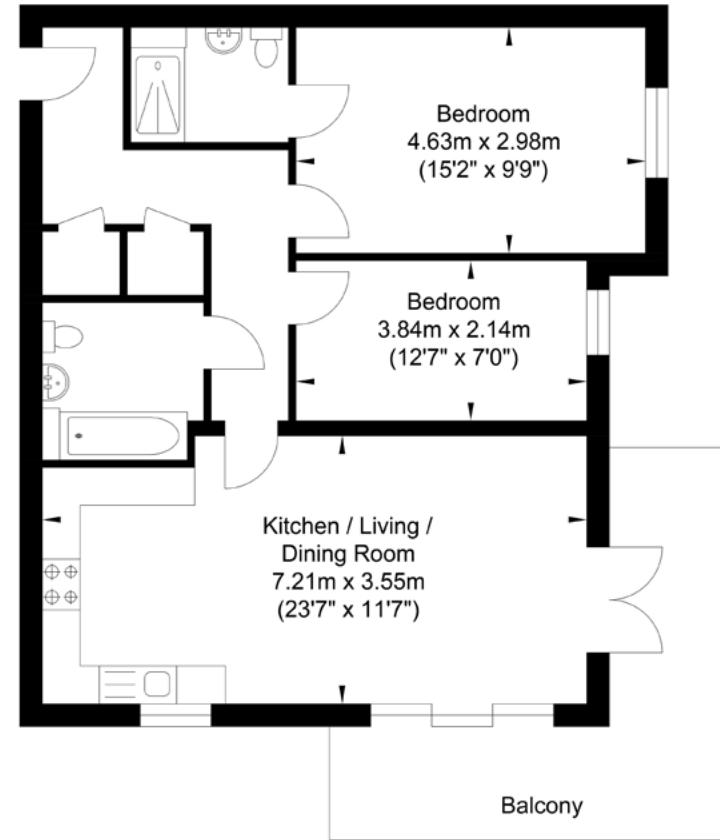
Plot 48

Second Floor
 Approximate Floor Area
 827.74 sq ft
 (76.90 sq m)

Approximate Gross Internal Area = 76.90 sq m / 827.74 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

- 2nd floor 2 bedroom flats with bathroom and ensuite
- 2 Allocated Car Parking Spaces
- Overlooking Wetlands

Appliances Included
 Access to Communal Electrical Vehicle Charging



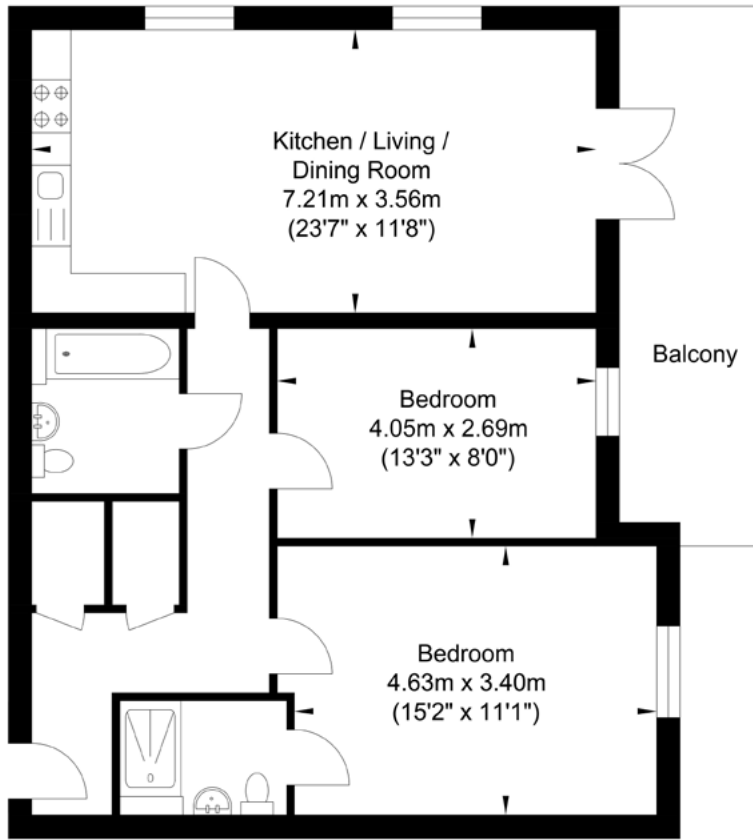
Plot 49

Second Floor
 Approximate Floor Area
 721.18 sq ft
 (67.0 sq m)

Approximate Gross Internal Area = 67.0 sq m / 721.18 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

- 2nd floor 2 bedroom flats with bathroom and ensuite
- 2 Allocated Car Parking Spaces
- Overlooking Wetlands

Appliances Included
 Access to Communal Electrical Vehicle Charging



Plot 50

Second Floor
 Approximate Floor Area
 798.68 sq ft
 (74.20 sq m)

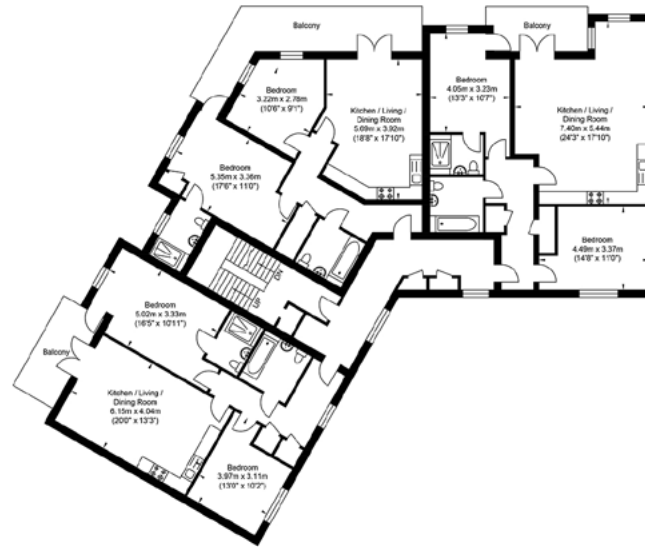
Approximate Gross Internal Area = 74.20 sq m / 798.68 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

- 2nd floor 2 bedroom flats with bathroom and ensuite
- 2 Allocated Car Parking Spaces
- Overlooking Wetlands

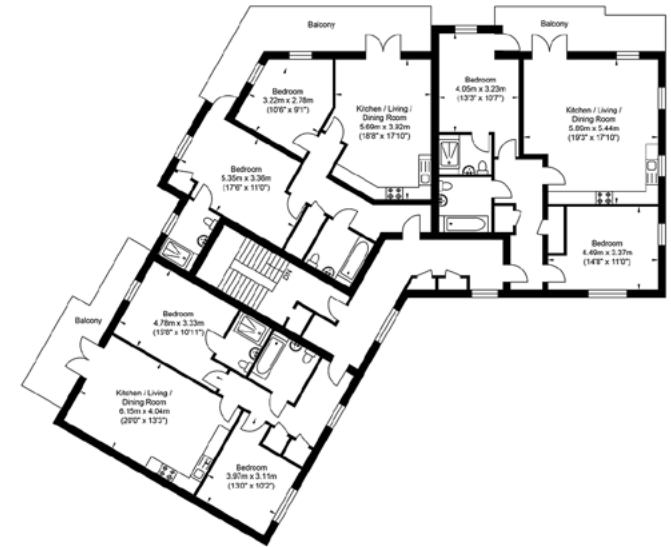
- Appliances Included
- Access to Communal Electrical Vehicle Charging



Ground Floor
Approximate Floor Area
3022.07 sq ft
(280.76 sq m)



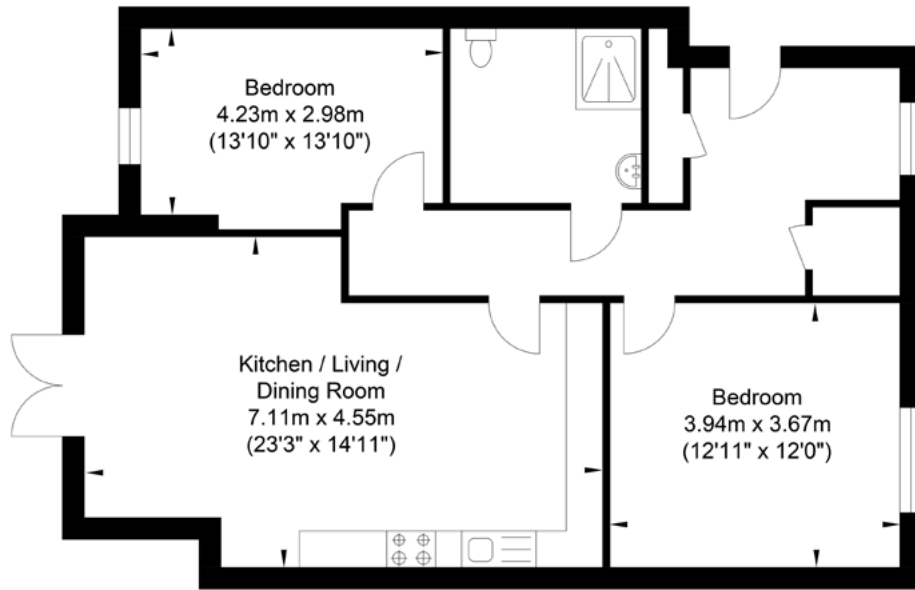
First Floor
Approximate Floor Area
2858.24 sq ft
(265.54 sq m)



Second Floor
Approximate Floor Area
2793.01 sq ft
(259.48 sq m)

Plots 75 to 83 - Hampton Park

Approximate Gross Internal Area = 805.78 sq m / 8673.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Plot 75

Ground Floor
Approximate Floor Area
854.65 sq ft
(79.40 sq m)

Approximate Gross Internal Area = 79.40 sq m / 854.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor Wheel chair accessible unit,
built to conform to Part M4 (3)

Adaptable height kitchen units & eye level
cooker

Level access wet room with grab rails

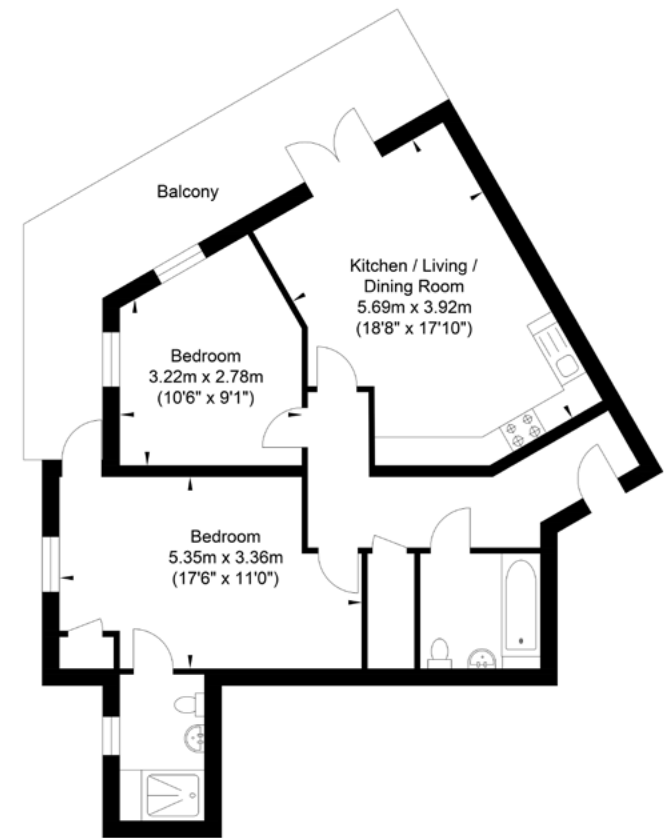
Future hoist track fixed

Private patio

automatic flat & communal entrance doors
disabled parking space & 1 additional
allocated space

Overlooking Wetlands

Access to Communal Electrical Vehicle
Charging



Plot 76

Ground Floor
Approximate Floor Area
764.23 sq ft
(71.0 sq m)

Approximate Gross Internal Area = 71.0 sq m / 764.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ground floor flat with bathroom & ensuite

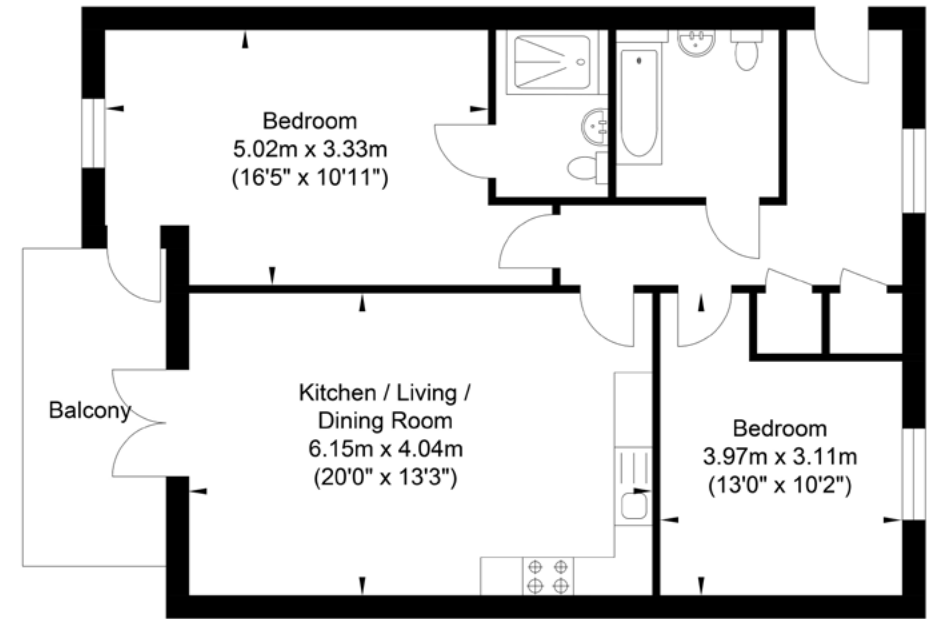
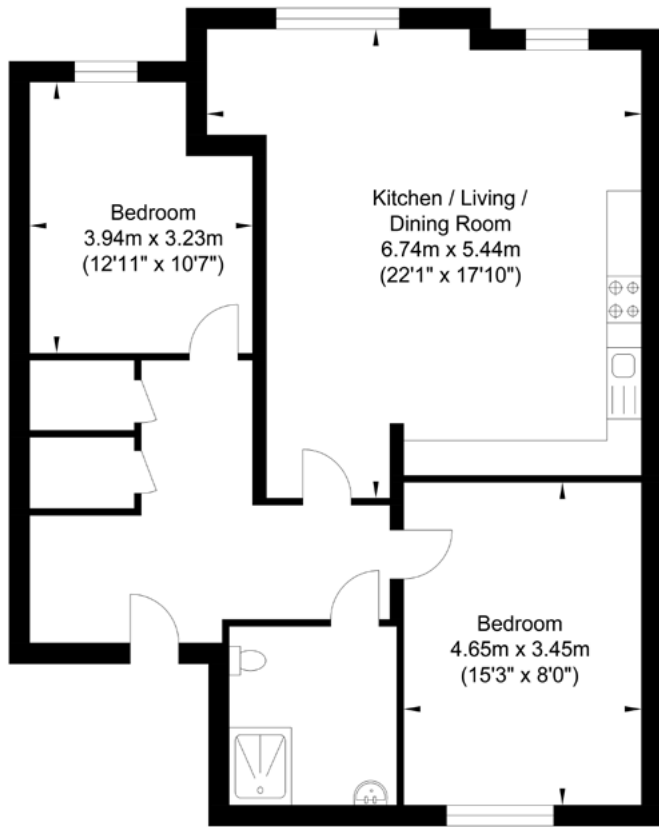
2 Allocated Car Parking Spaces

Overlooking Wetlands

Appliances Included

Access to Communal Electrical Vehicle
Charging

Private Balcony



First Floor
Approximate Floor Area

Plot 77

Ground Floor
Approximate Floor Area
966.59 sq ft
(89.80 sq m)

Plot 78

First Floor
Approximate Floor Area
777.15 sq ft
(72.20 sq m)

Approximate Gross Internal Area = 89.80 sq m / 966.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

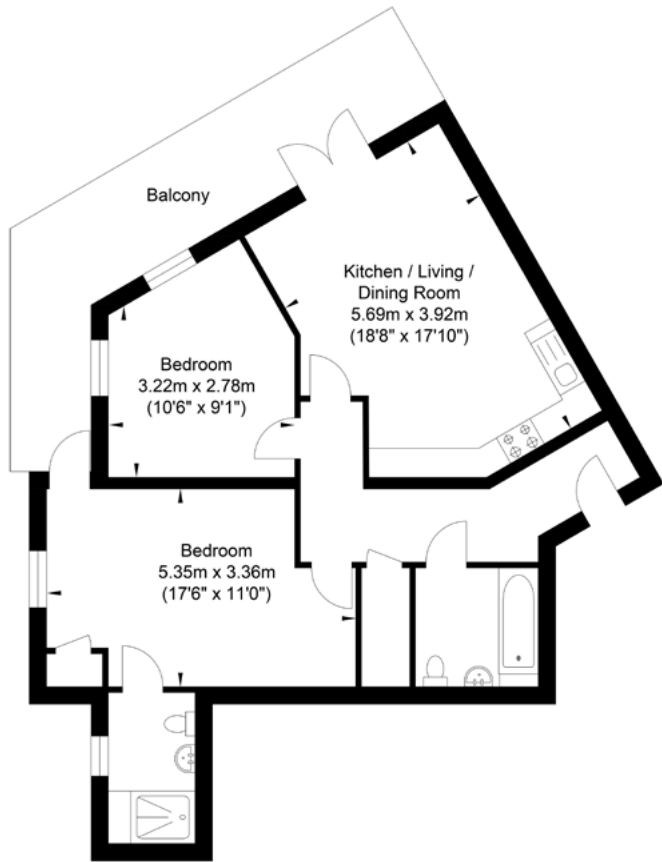
Approximate Gross Internal Area = 72.20 sq m / 777.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

2nd floor 2 bedroom flats with bathroom and ensuite
2 Allocated Car Parking Spaces
Overlooking Wetlands

Appliances Included
Access to Communal Electrical Vehicle Charging

First Floor 2 Bedroom flats with bathroom and ensuite
Private balconies
2 Allocated Car Parking Spaces

Overlooking Wetlands
Appliances Included
Access to Communal Electrical Vehicle Charging



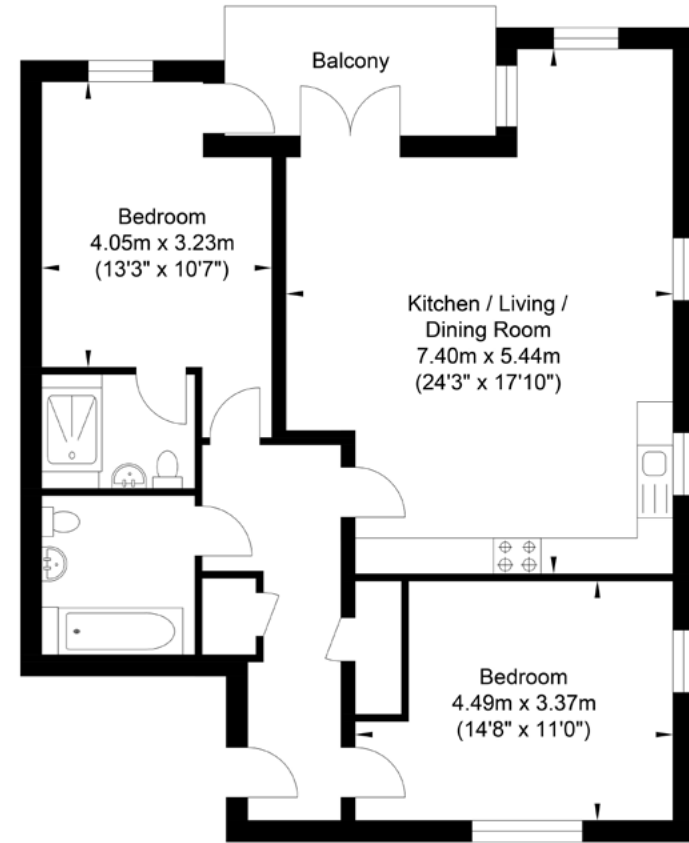
Plot 79

First Floor
Approximate Floor Area
764.23 sq ft
(71.0 sq m)

Approximate Gross Internal Area = 71.0 sq m / 764.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

First Floor 2 Bedroom flats with bathroom
and ensuite
Private balconies
2 Allocated Car Parking Spaces

Overlooking Wetlands
Appliances Included
Access to Communal Electrical Vehicle
Charging



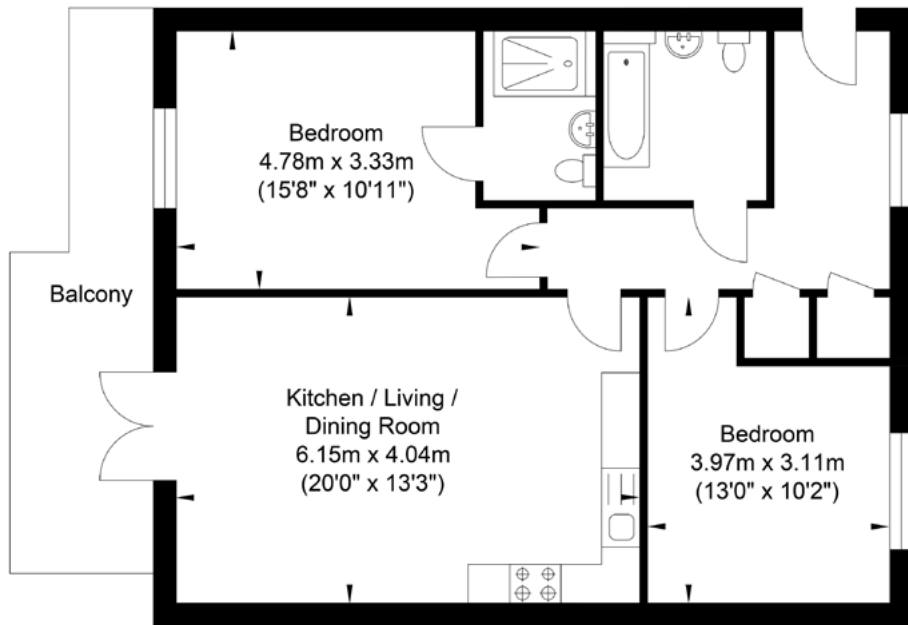
Plot 80

First Floor
Approximate Floor Area
889.09 sq ft
(82.60 sq m)

Approximate Gross Internal Area = 82.60 sq m / 889.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

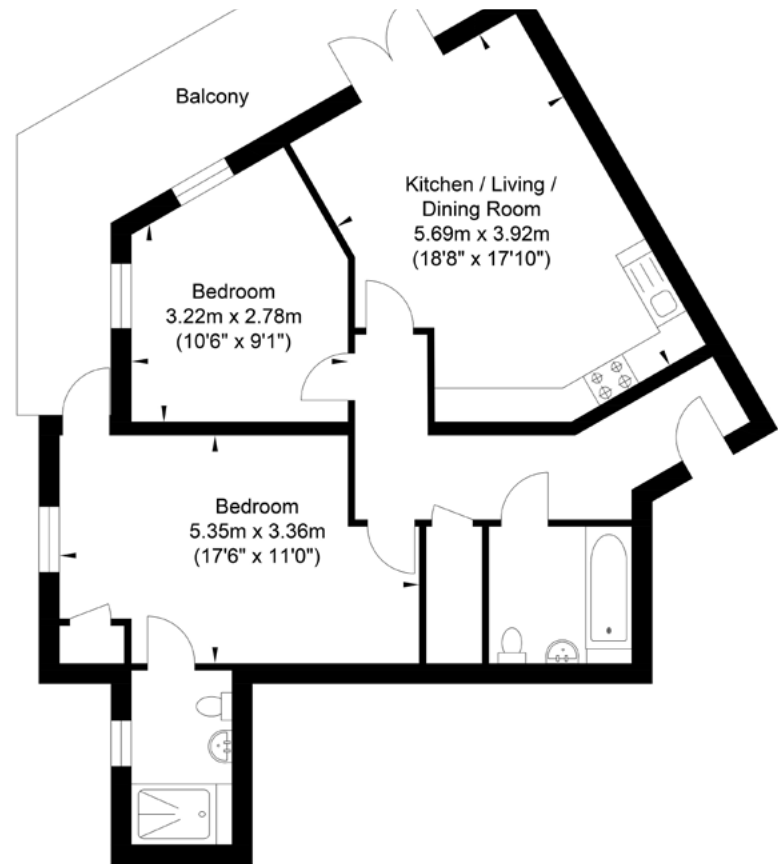
First Floor 2 Bedroom flats with bathroom
and ensuite
Private balconies
2 Allocated Car Parking Spaces

Overlooking Wetlands
Appliances Included
Access to Communal Electrical Vehicle
Charging



Plot 81

Second Floor
Approximate Floor Area
777.15 sq ft
(72.20 sq m)



Plot 82

Second Floor
Approximate Floor Area
764.23 sq ft
(71.0 sq m)

Approximate Gross Internal Area = 72.20 sq m / 777.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

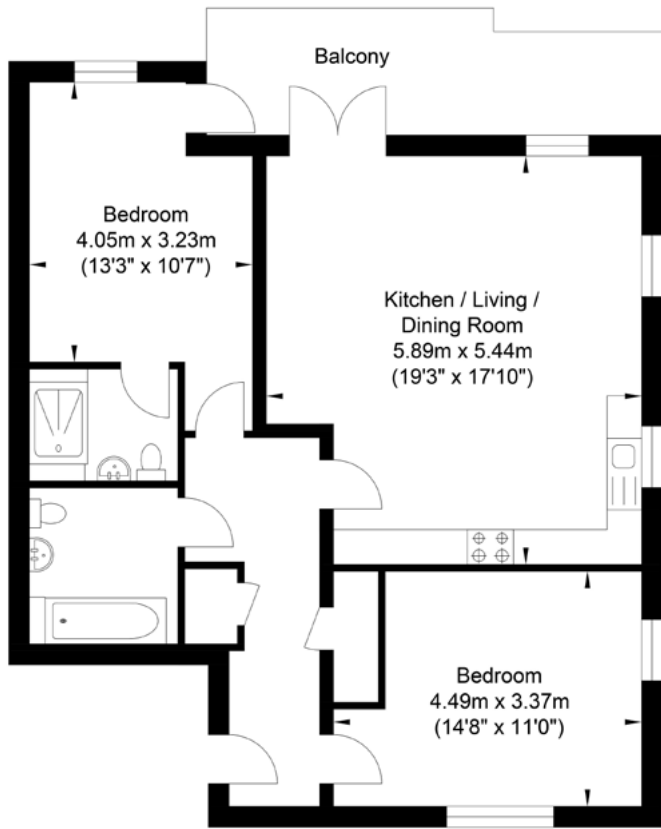
Approximate Gross Internal Area = 71.0 sq m / 764.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Second Floor 2 Bedroom flats with
bathroom and ensuite
Private balconies
2 Allocated Car Parking Spaces

Overlooking Wetlands
Appliances Included
Access to Communal Electrical Vehicle
Charging

Second Floor 2 Bedroom flats with
bathroom and ensuite
Private balconies
2 Allocated Car Parking Spaces

Overlooking Wetlands
Appliances Included
Access to Communal Electrical Vehicle
Charging



Plot 83

Second Floor
Approximate Floor Area
889.09 sq ft
(82.60 sq m)

Approximate Gross Internal Area = 82.60 sq m / 889.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Second Floor 2 Bedroom flats with
bathroom and ensuite
Private balconies
2 Allocated Car Parking Spaces

Overlooking Wetlands
Appliances Included
Access to Communal Electrical Vehicle
Charging



FAQ's

Ready for the next step?

How can I apply for a Shared Ownership home?

When a property becomes available, Worthing Homes will advertise these on our website or Share to Buy. You can express your interest through these websites or directly to us by email. To process your application, we will require you to complete the following steps:

- 1) Complete a financial assessment with one of our independent advisors.
- 2) Complete our application form and all of the requirements within.
- 3) Provide us with a full credit report and a form of ID

Worthing Homes will not allow an applicant to view a property without a successfully completed financial assessment as we need to be assured of your ability to proceed financially.

The independent advisors that work for us can offer advice on mortgage products however there is no obligation to use them for your mortgage and doing so will not make your application favourable. The affordability assessment is carried out in line with guidance created by Homes England and is done specifically to assess mortgagability and to assess whether you can sustain the rental increases each year of RPI +1%. This assessment will also define the level of share that we are able to offer you in the property. You must purchase the maximum share that you can afford.

We do not accept copies of agreements in principle as a form of financial assessment.

How are Shared Ownership properties allocated?

Shared Ownership is a popular home ownership product therefore it is not uncommon for us to have more applications than properties on most developments. This means we may need to shortlist applications and prioritise who we sell our shared ownership homes to by their housing need. We carry out this process in line with guidance from Homes England. Some local authorities insist on making the final decision on who we sell too so your application may be shared with them for consideration. We will let you know if this is the case. Applicants who are working for the ministry of defence are the only applicants who have ultimate priority.

What is a local connection and why do I need one?

Many local authorities want to be assured at the point of approving a new construction site to be permitted that affordable and shared ownership homes are offered to people within their authority. These rules are written into a document known as a S106 agreement. This means that many of our new homes will require you to live or work in the local area. There are some circumstances where applicants will be successful if they are returning to the area or have dependant relatives living in the authority who need support and care.



How is the share price determined?

All Shared Ownership homes sold by Worthing Homes are sold at a price determined by an independent valuer. Properties values are subject to change every 3 months which means you may see fluctuations either up or down in our pricing whilst we are marketing new homes. If you are offered a home, the price will be frozen which means if the property value is to increase, we cannot pass this increase onto you.

How is my service charge calculated?

The service charge shown in our marketing material is usually an estimate comprised of several elements such as the Estate Management Charge, Audit and Insurance fees. Most of the homes we sell have an estate management service charge which covers the upkeep of the wider estate, such as the roads, communal open spaces and the drainage. This charge is set by the agent that the developer has chosen to maintain the estate for them, therefore Worthing Homes have no input into the final costings. When we sell a property to you, we are given an estimate of charges which are likely to go up or down in the first year whilst the management company are understanding the true cost of maintaining the site. It is a condition of your lease to pay any shortfall of service charge. Any over paid service charge is credited back to your account. Worthing Homes insure the building on our block policy, of which you contribute to through your service charge. You must provide your own contents insurance

What are the other fees associated with Shared Ownership?

You should seek financial advice before committing to an offer of a shared ownership home to make sure you are able to afford your mortgage and associated fees with purchasing a home. Further fees you may encounter are; mortgage related fees for the product you take out, fees for creating and registering the new lease, land registry fees for submitting and notifying of your ownership and mortgage charge, solicitor fees and removals. You are also liable to pay a proportion of rent and service charges for the month of which you complete and one months rent upfront. There is also a non refundable £500 reservation fee at the point of offer which is deducted from your completion statement. If you do not proceed with the purchase for any reason, including your inability to raise mortgage funds your reservation fee will not be returned to you.

How quickly can I move in?

If you are allocated a new home from Worthing Homes we will do our best to give you an approximate date in our memorandum of sale however we are unable to commit to timescales, especially for homes which are being sold "off plan" this is because delays can be caused on site for multiple reasons and all of these will be outside of the control of Worthing Homes.

Worthing Homes

Davison House North Street Worthing West Sussex BN11 1ER
Tel: 01903 703 100 Web: www.worthing-homes.org.uk

Registered Charitable Community Benefit Society No.8337
Regulator of Social Housing (LH4208)



We are a fair and inclusive organisation, and we value each individual's unique contribution, irrespective of race, ethnic origin, religion, age, gender, disability, sexual orientation or social background.