

## £225,500 Shared Ownership

Swallows Rise, Portslade, Brighton BN41 2AL



- Guideline Minimum Deposit £22,550
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Cloakroom
- Rear Garden
- Guide Min Income Dual £60.9k | Single £70.1k
- Approx. 1070 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 55% share. Full market value £410,000). A great chance to buy a spacious, shared-ownership family home. This recently-constructed and smartly-presented property has a large kitchen with bay window, sleek, white units and integrated appliances. There is a ground-floor cloakroom and a reception/dining room with patio doors that open onto the rear garden. Upstairs, on the first floor, is a main bedroom with en-suite shower room plus a generously-sized second bedroom, a smaller third double bedroom and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energyefficiency rating. The house comes with a driveway parking space plus use of the shared visitor parking spaces. Portslade Railway Station can also be easily reached via bus or bike. The nearest primary school and secondary school are both within comfortable walking distance and Ofsted-rated 'Good'.

**Housing Association:** Clarion.

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

**Minimum Share:** 55% (£225,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £483.65 per month (subject to annual review).

**Service Charge:** £49.04 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £60,900 | Single - £70,100 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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.

**Swallows Rise, Portslade, Brighton, BN41**  
Approximate Area = 1071 sq ft / 99.4 sq m  
For information only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced by Urban Moves. REF: 123887

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

11' 11" into bay x 11' 3" max. (3.63m x 3.43m)

#### Cloakroom

#### Lounge

17' 9" x 12' 6" (5.41m x 3.81m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

15' 11" max. x 10' 11" (4.85m x 3.33m)

#### En-Suite Shower Room

7' 3" max. x 4' 7" max. (2.21m x 1.40m)

#### Bedroom 2

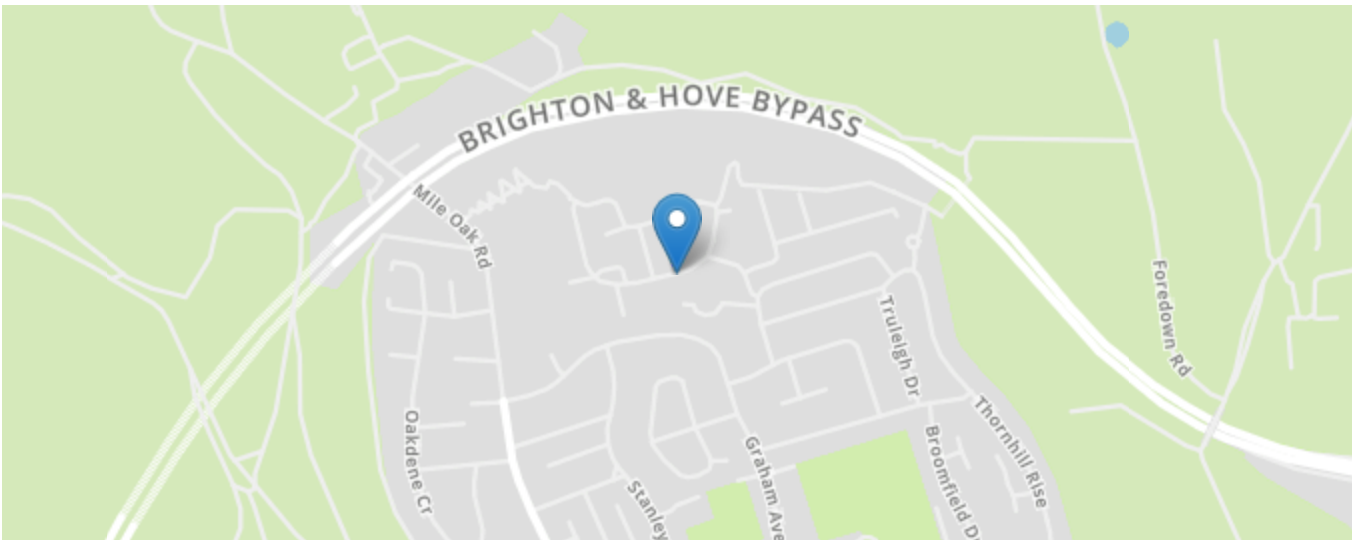
11' 7" max. x 11' 3" max. (3.53m x 3.43m)

#### Bedroom 3

10' 1" x 7' 8" (3.07m x 2.34m)

#### Bathroom

7' 0" max. x 6' 6" max. (2.13m x 1.98m)



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.