

£135,000 Shared Ownership

Kingsway, Hove, East Sussex BN3 2PU



- Guideline Minimum Deposit £13,500
- Fifth Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Communal Cycle Store
- Guide Min Income Dual £63.7k | Single £73.6k
- Approx. 739 Sqft Gross Internal Area
- Balcony
- Minutes from the Beach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £450,000). An attractively-presented apartment on the fifth floor of a recently-constructed development just moments from the beach. The property has a twenty-one-foot reception room with wood flooring and open-plan kitchen area featuring stylish handle-less units and integrated appliances. A door leads out onto an east/south-east-facing balcony, the elevation affording a view of the sea and over the top of most of the neighbouring properties. There is a spacious main bedroom with en-suite shower room plus a second good-sized double bedroom, a high-spec bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls, high performance glazing and a communal heating and hot water system have resulted in a very good energy-efficiency rating. A Co-op convenience store occupies the ground-floor retail unit, King Alfred Leisure Centre is opposite, nearby Church Road offers a fine selection of other shops and Hove Railway Station is within comfortable walking distance. The apartment comes with use of the communal cycle store.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 22/11/2021).

Minimum Share: 30% (£135,000). The housing association will expect that you will purchase the largest share affordable.

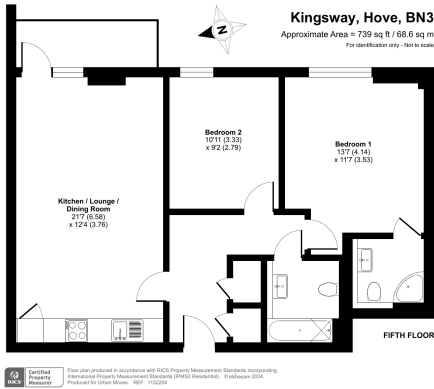
Shared Ownership Rent: £865.90 per month (subject to annual review).

Service Charge: £261.30 per month (subject to annual review).

Guideline Minimum Income: Dual - £63,700 | Single - £73,600 (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. Pets not permitted without prior written permission (except assistance animals). There is no parking space offered with this property.



DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception

21' 7" x 12' 4" (6.58m x 3.76m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

13' 7" x 11' 7" (4.14m x 3.53m)

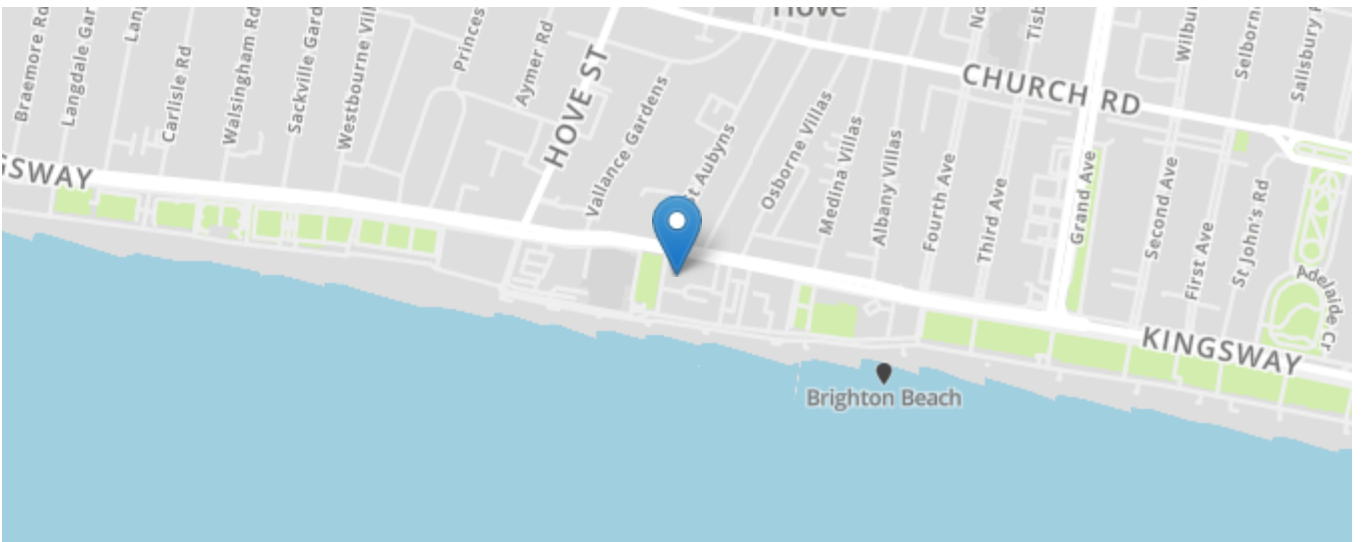
En-Suite Shower Room

Bedroom 2

10' 11" x 9' 2" (3.33m x 2.79m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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.