

## £84,000 Shared Ownership

Forest Road, Midhurst, West Sussex GU29 9FH



- Guideline Minimum Deposit £8,400
- First (Top) Floor
- South Facing Balcony
- Parking Space
- Guide Min. Income - Dual £27.8k | Single £32.2k
- Approx. 636 Sqft Gross Internal Area
- Kitchen Separate from Reception Room
- Town Centre Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £210,000). A well-presented flat on the first floor, which is the top floor in that part of the building. The property has a twenty-two-foot, dual-aspect reception/dining room with double doors that open onto a south-facing balcony. There is a naturally-lit kitchen, a good-sized main bedroom with fitted wardrobe plus a second bedroom and a well-maintained bathroom. Modern insulation standards, double glazing and gas central heating make for a good energy efficiency rating. The block has a children's play area and a car park which includes a space allocated to this flat. Midhurst is an attractive town which dates back to medieval times and lies in the heart of the South Downs National Park. A wide range of shops can be found nearby, along with schools, churches, public houses and a sport/community centre. The railway station at Haslemere is approximately nine miles to the north and provides services between Portsmouth/Southampton and London Waterloo. Chichester's many amenities are around eleven miles south with the coast also within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2008).

**Minimum Share:** 40% (£84,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £361.54 per month (subject to annual review).

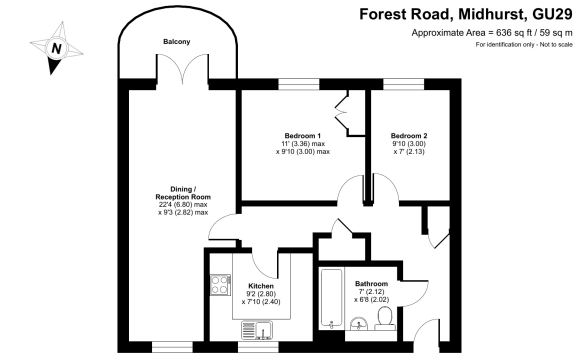
**Service Charge:** £113.80 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £27,800 | Single - £32,200 (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.

## DIMENSIONS



**FIRST FLOOR**  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2023. Produced for Urban Moves. REF: 1262274

### FIRST FLOOR

#### Entrance Hallway

#### Reception / Dining Room

22' 4" max. x 9' 3" max. (6.81m x 2.82m)

#### Balcony

#### Kitchen

9' 2" x 7' 10" (2.79m x 2.39m)

#### Bedroom 1

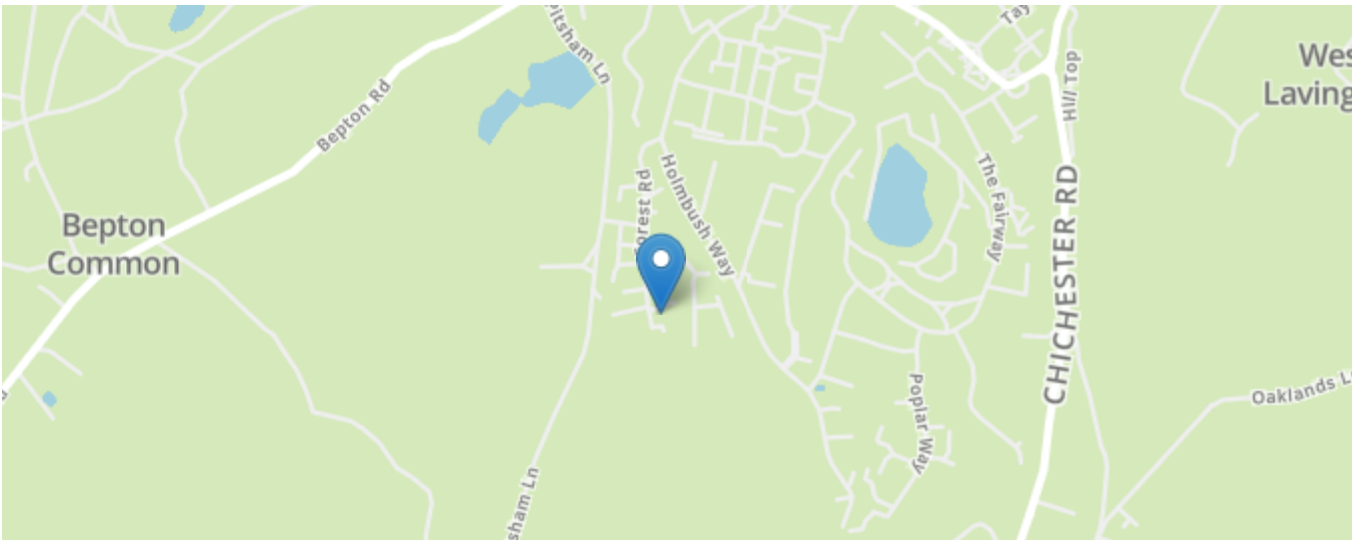
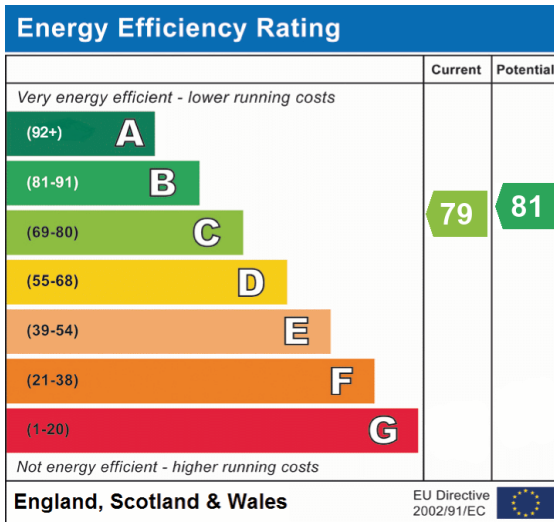
11' 0" max. x 9' 10" max. (3.35m x 3.00m)

#### Bedroom 2

9' 10" x 7' 0" (3.00m x 2.13m)

#### Bathroom

7' 0" max. x 6' 8" max. (2.13m x 2.03m)



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.