

## £114,000 Shared Ownership

Grender Way, Aldingbourne, West Sussex PO20 3AH



- Guideline Minimum Deposit £11,400
- Two Storey, Three Bedroom, Semi Detached House
- Reception plus Kitchen/Dining Room
- South Facing Side Garden
- Guide Min. Income - Dual £43k | Single £49.3k
- Approx. 1014 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £380,000). A great chance to buy a spacious, shared-ownership family homes. This recently-built property is semi-detached but has the look of a traditional, and very smart, detached house with a neatly-kept hedge bordering the front garden. The central entrance hallway leads to a ground-floor cloakroom, a dual-aspect reception room and an attractive kitchen/dining room with sleek units and integrated appliances. From here, a door opens onto the south/south-east-facing side garden. On the first floor of the house is a large main bedroom with fitted storage plus two further double bedrooms and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The property comes with a two-car driveway, easily accessible via the garden gate, and Chichester city centre is around seven miles to the west. Alternatively, Barnham Railway Station is within comfortable cycling distance. Aldingbourne Primary School is close by and Ofsted-rated 'Good', as is the local secondary school.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2019).

**Minimum Share:** 30% (£114,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £674.43 per month (subject to annual review).

**Service Charge:** £56.96 per month (subject to annual review).

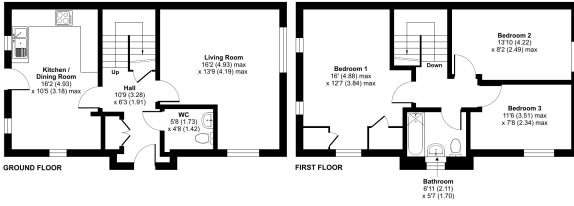
**Guideline Minimum Income:** Dual - £43,000 | Single - £49,300 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Arun 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.

**Grender Way, PO20**

Approximate Area = 1014 sq ft / 94.2 sq m  
For identification only. Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. International Residential Property Measurement Standards (IPIMS Standard). © Urbanmoves 2024. Produced by Urban Moves. REF: 1238115

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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 Hall**  
10' 9" x 6' 3" (3.28m x 1.91m)
- Cloakroom**  
5' 8" x 4' 8" (1.73m x 1.42m)
- Living Room**  
16' 2" max. x 13' 9" max. (4.93m x 4.19m)
- Kitchen / Dining Room**  
16' 2" x 10' 5" max. (4.93m x 3.17m)

**FIRST FLOOR**

- Landing**
- Bedroom 1**  
16' 0" max. x 12' 7" max. (4.88m x 3.84m)
- Bedroom 2**  
13' 10" x 8' 2" max. (4.22m x 2.49m)
- Bedroom 3**  
11' 6" max. x 7' 8" max. (3.51m x 2.34m)
- Bathroom**  
6' 11" x 5' 7" (2.11m x 1.70m)



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.