

£174,000 Shared Ownership

Constable Gardens, Littlehampton, West Sussex BN17 7FX



- Guideline Minimum Deposit £17,400
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min. Income - Dual £41.9k | Single £48.2k
- Approx. 832 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £290,000). This attractive, mid-terrace property has a conventional, modern layout - a ground floor cloakroom just off the entrance hall, a good-sized kitchen and a spacious reception/dining room. Upstairs, on the first floor, are two comfortable double bedrooms and the bathroom. Well insulated walls, roof and flooring, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with a rear garden and two forecourt parking spaces. Littlehampton Railway Station and the town centre can also be reached via bus or by brief cycle ride. The nearest primary school and secondary school are both Ofsted-rated 'Good' and the south coast is only a short drive away.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/07/2016).

Minimum Share: 60% (£174,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £328.70 per month (subject to annual review).

Service Charge: £26.27 per month (subject to annual review).

Ground Rent: £150.00 for the year.

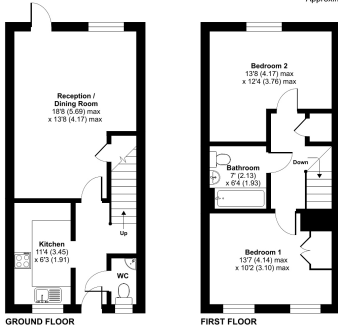
Guideline Minimum Income: Dual - £41,900 | Single - £48,200 (based on minimum share and 10% deposit).

Council Tax: Band C, 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.



Constable Gardens, Littlehampton, BN17
Approximate Area = 832 sq ft / 77.2 sq m
For identification only - Not to scale



These plans produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPMS) Residential, 1st Edition 2018. Produced by Urban Moves, 0207 1228127

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen

11' 4" x 6' 3" (3.45m x 1.91m)

Reception / Dining Room

18' 8" max. x 13' 8" max. (5.69m x 4.17m)

FIRST FLOOR

Landing

Bedroom 1

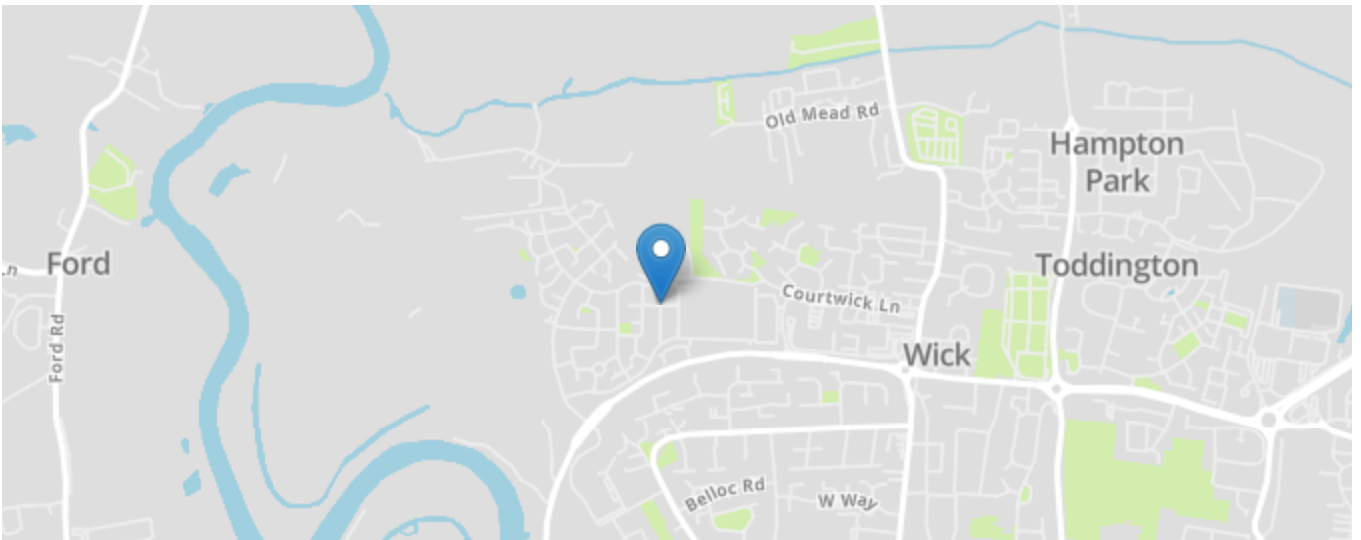
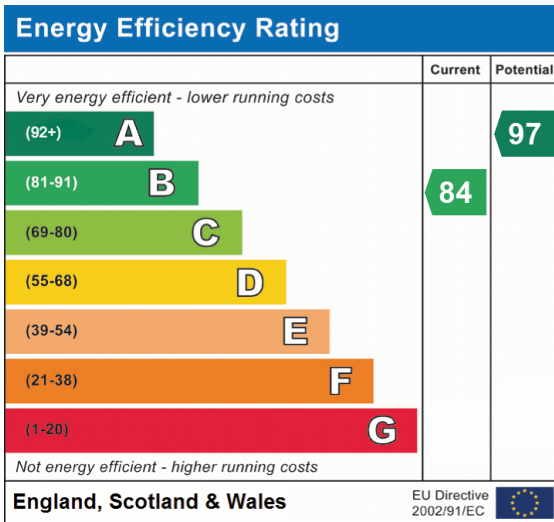
13' 8" max. x 12' 4" max. (4.17m x 3.76m)

Bathroom

7' 0" x 6' 4" (2.13m x 1.93m)

Bedroom 2

13' 7" max. x 10' 2" max. (4.14m x 3.10m)



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.