

£337,500 Shared Ownership

Pinewood Way, Chichester, West Sussex PO19 6EJ



- Guide Dual Income £76.2k 15% deposit £50.6k
- Two Storey, Four Bedroom, End of Terrace House
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden plus Two Balconies
- Guide Single Income £77.9k 25% deposit £84.4k
- Approx. 1287 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Covered and Secure Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £450,000). A rare chance to buy a four-bedroom, shared-ownership family home. This recently-constructed, end-of-terrace property offers almost thirteen hundred square feet of accommodation plus a covered, two-car driveway. A spacious entrance hallway leads to a ground-floor WC and to an attractive kitchen/reception room. Patio doors open onto the east-facing rear garden. On the first floor of the house is a principal bedroom with en-suite shower room. There are two further, generously-sized, bedrooms, both with balconies, plus a slightly smaller fourth double bedroom and a simple yet stylish family bathroom. The layout is versatile and the second bedroom could also serve as a reception room with the ground-floor room as a large kitchen/dining room. Well insulated walls, roof and floor, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Pinewood Way is part of the extensive Graylingwell Park development on the semi-rural outskirts of Chichester. Nearby Havenstoke Park offers beautiful, green space to enjoy as well as the popular Pavilion Cafe. The shops and other amenities of the city centre can also be easily reached by bus or bike. Very long lease (freehold transferred if 100% owned).

Housing Association: Clarion.

Tenure: Leasehold (990 years from 25/11/2022).

Share Available: 75% (£337,500).

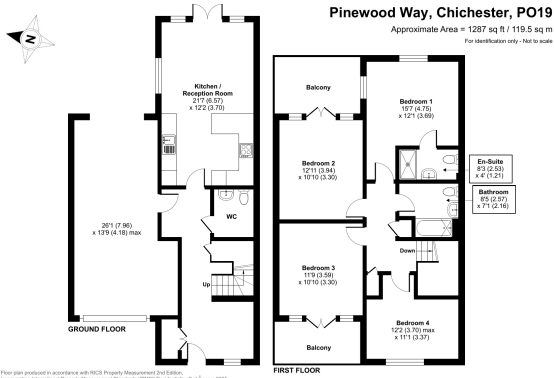
Shared Ownership Rent: £287.22 per month (subject to annual review).

Service Charge: £87.68 per month (subject to annual review).

Guide Line Minimum Income: Dual - £76,200 (based on minimum share and 15% deposit) | Single - £77,900 (based on minimum share and 25% deposit).

Council Tax: Band F 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.



Plan 289 produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken in accordance with RICS Property Measurement Standards (RICS Residential). © Urban Moves 2023. Produced by Urban Moves. 1001_122220

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen / Reception Room
21' 7" x 12' 2" (6.58m x 3.71m)

FIRST FLOOR

Landing

Bedroom 1
15' 7" max. x 12' 1" max. (4.75m x 3.68m)

En-Suite Shower Room
8' 3" x 4' 0" (2.51m x 1.22m)

Bedroom 2
12' 11" x 10' 10" (3.94m x 3.30m)

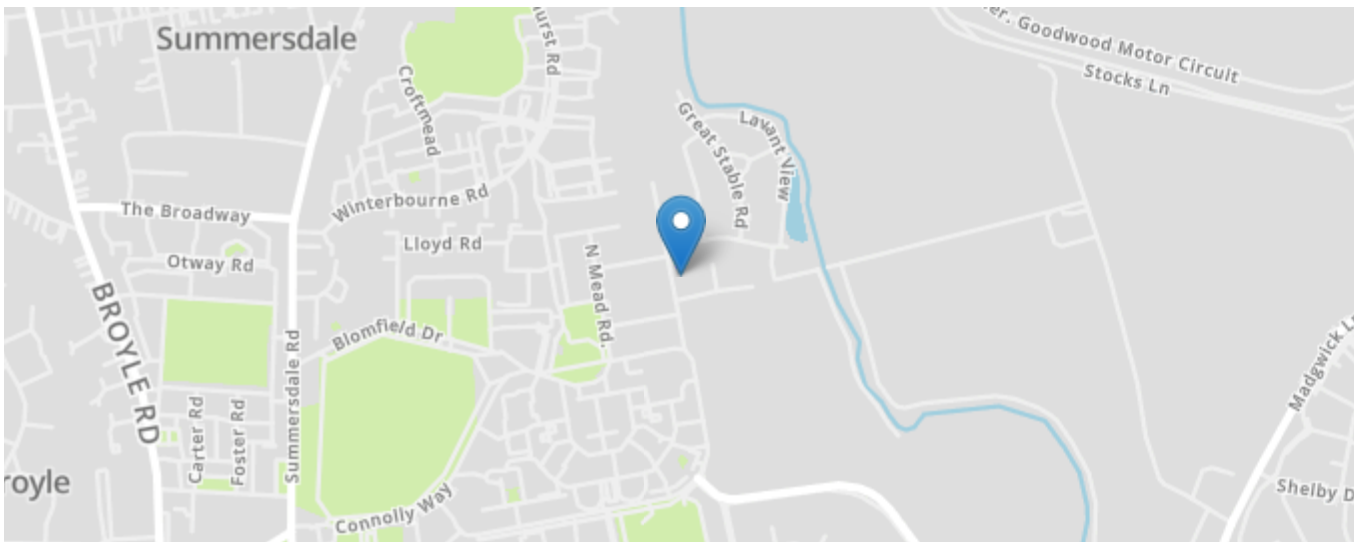
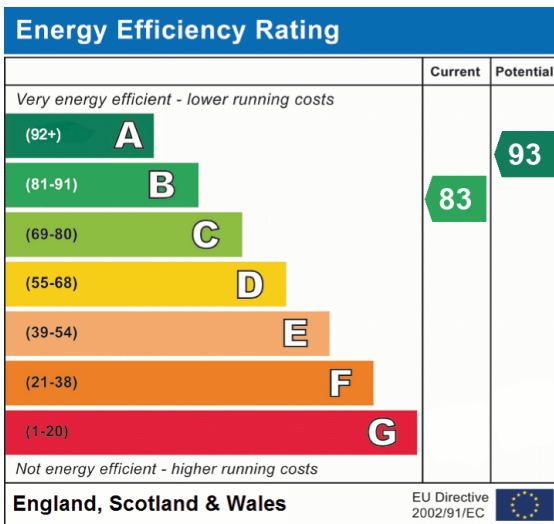
Balcony

Bedroom 3
11' 9" x 10' 10" (3.58m x 3.30m)

Balcony

Bedroom 4
12' 2" max. x 11' 1" max. (3.71m x 3.38m)

Bathroom
8' 5" max. x 7' 1" max. (2.57m x 2.16m)



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.