



# Wings Wood Phase 2 Shared Ownership - Price List

**SOUTHERN HOUSING**  
*new homes*

Lindsey Road, Woodgate, Chichester  
Satnav Postcode: PO20 3DE  
19.12.2024

Availability	Plot	Address	Type	Gross Internal Area (ft <sup>2</sup> )	Outdoor Space	Parking*	Full Market Value £ [1]	Minimum Share %	Minimum Share £ [2]	5% Deposit £	Monthly Rent £ (2.75%) [3]	Estimated Monthly Mortgage £ [4]	Estimated Monthly Service Charge £ [5]	Estimated Total Monthly Cost £	Maximum Annual Household Income £
<b>2 Bedroom Houses</b>															
RESERVED	2	2 Winter Crescent, Chichester, PO20 3DE	Mid Terrace	865	Private Garden	2 Allocated Spaces									
RESERVED	22	23 Winter Crescent, Chichester, PO20 3DE	House (Semi)	865	Private Garden	2 Allocated Spaces	£312,000								
RESERVED	23	24 Winter Crescent, Chichester, PO20 3DE	House (Semi)	865	Private Garden	2 Allocated Spaces									
RESERVED	26	27 Winter Crescent, Chichester, PO20 3DE	House (Semi)	865	Private Garden	2 Allocated Spaces									
RESERVED	27	28 Winter Crescent, Chichester, PO20 3DE	House (Semi)	865	Private Garden	2 Allocated Spaces	£292,000								
<b>3 Bedroom Houses</b>															
AVAILABLE	1	1 Winter Crescent, Chichester, PO20 3DE	End Of Terrace	1024	Private Garden	2 Allocated Spaces	£385,000	25%	£96,250	£4,813	£661.72	£548.21	£89.20	£1,299.13	£80,000
RESERVED	5	5 Winter Crescent, Chichester, PO20 3DE	End Of Terrace	1020	Private Garden	2 Allocated Spaces									
AVAILABLE	6	6 Winter Crescent, Chichester, PO20 3DE	Mid Terrace	1020	Private Garden	2 Allocated Spaces	£380,000	25%	£95,000	£4,750	£653.13	£541.09	£89.20	£1,283.42	£80,000
RESERVED	7	7 Winter Crescent, Chichester, PO20 3DE	End Of Terrace	1020	Private Garden	2 Allocated Spaces									
RESERVED	15	16 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1020	Private Garden	2 Allocated Spaces									
RESERVED	20	21 Winter Crescent, Chichester, PO20 3DE	End Of Terrace	1024	Private Garden	2 Allocated Spaces									
RESERVED	34	35 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1024	Private Garden	2 Allocated Spaces	£285,000								
RESERVED	35	36 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1020	Private Garden	2 Allocated Spaces									
RESERVED	36	37 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1024	Private Garden	2 Allocated Spaces	£285,000								
ALLOCATED	37	38 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1020	Private Garden	2 Allocated Spaces									
<b>4 Bedroom Houses</b>															
AVAILABLE	16	17 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1143	Private Garden	3 Allocated Spaces	£450,000	25%	£112,500	£5,625	£773.44	£640.77	£98.45	£1,512.66	£80,000
RESERVED	24	25 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1143	Private Garden	2 Allocated Spaces									
RESERVED	25	26 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1143	Private Garden	2 Allocated Spaces									
RESERVED	28	29 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1143	Private Garden	2 Allocated Spaces									
RESERVED	29	30 Winter Crescent, Chichester, PO20 3DE	House (Semi)	1143	Private Garden	2 Allocated Spaces	£450,000	25%	£112,500	£5,625	£773.44	£640.77	£98.45	£1,512.66	£80,000

### Disclaimer - Standard Shared Ownership Homes

Show home not currently available to reserve.

\*Parking is specifically allocated to each property and cannot be changed or transferred. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.

#### IMPORTANT INFORMATION - PLEASE READ CAREFULLY

[1] Sale prices are based on a market valuation carried out by an Independent RICS Valuer every 3 months. Our sale prices are subject to change up until the point you have received a memorandum of sale from us, reserving your new home.

[2] Applicants will be required to purchase the amount that they can suitably afford, as assessed by a qualified and experienced advisor who is regulated to give mortgage advice.

[3] Rent is based on 2.75% of the unsold share. Rent increases annually and effective from 1st April each year based on the terms set out in the lease. Please ensure you discuss this with your solicitor and factor in future rent increases into your budgets.

[4] Representative mortgage rate is based on a 95% repayment loan over 30 years with interest rate of 6% (this assumes you will be paying a 5% deposit). Availability subject to affordability criteria.

[5] Service charge figures are estimates based on information provided to us by the developers and managing agents. Service charges are reviewed annually and are effective from 1st April each year. Service charges will increase year on year. You are recommended to factor in any increases into your costings.

**YOUR HOME IS AT RISK IF YOU FAIL TO KEEP UP THE REPAYMENTS ON YOUR RENT OR MORTGAGE.**

Shared Ownership terms and conditions apply. Please refer to Southern Housing's Shared Ownership Sales Policy for guidance on eligibility, the allocation of homes, our first come first served priority and assessing affordability, including our approach to 100% mortgages and cash buyers. [www.southernhousing.org.uk/policy/shared-ownership-sales-policy](http://www.southernhousing.org.uk/policy/shared-ownership-sales-policy)