

## £90,000 Shared Ownership

Dibley Vale, Aldingbourne, Chichester, West Sussex PO20 3AL



- Guideline Minimum Deposit £9,000
- Two Storey, Two Bedroom, Mid Terrace House
- Very Good Energy Efficiency Rating
- Rear Garden
- Guide Min Income Dual £32.8k | Single £39.1k
- Approx. 820 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £300,000). This modern, mid-terrace property has a twenty-eight-foot, open-plan kitchen/reception room with large windows at either end, sleek, white units and integrated appliances. A small, rear, hallway provides access to a cloakroom/WC and to the garden. On the first floor of the house are two good-sized double bedrooms, both with fitted storage, plus an attractive bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with parking for two cars and is only a short drive from both Chichester city centre and the south coast. Alternatively, Barnham Railway Station is within comfortable cycling distance.

**Housing Association:** Clarion.

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

**Minimum Share:** 30% (£90,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £560.31 per month (subject to annual review).

**Service Charge:** £53.52 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £32,800 | Single - £39,100 (based on minimum share and 10% deposit).

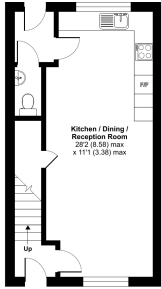
**Council Tax:** Band C, Arun District Council. Priority is given to applicants living and/or working in this local authority.

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.

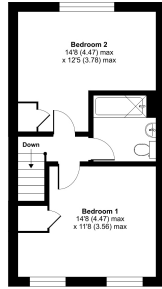


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Approximate Area = 820 sq ft / 76.2 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Membership. Produced for Urban Moves. REF: 80051

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	84	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception

28' 2" max. x 11' 1" max. (8.59m x 3.38m)

#### Kitchen

included in reception measurement

#### W.C.

### FIRST FLOOR

#### Bedroom 1

14' 8" max. x 11' 8" max. (4.47m x 3.56m)

#### Bathroom

#### Bedroom 2

14' 8" max. x 12' 5" max. (4.47m x 3.78m)



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.