

£136,250 Shared Ownership

Pinewood Way, Chichester, West Sussex PO19 6EH



- Guideline Minimum Deposit £13,625
- Three Storey, Four Bedroom, End of Terrace House
- Bathroom, Shower Room and Downstairs W.C.
- South Facing Rear Garden
- Guide Min Income Dual £63.9k | Single £73.6k
- Approx. 1825 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Garage plus Space in Front

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £545,000). A recently-constructed, four-bedroom house which provides more than eighteen hundred square feet including the integral garage. The smartly-presented property has a cloakroom/WC just off the entrance hall and a dual-aspect kitchen/dining room with built-in double oven and plenty of cupboard space. Double doors open onto a south-facing rear garden with patio, lawn and timber shed. On the first floor of the house is a generously-sized reception room with full-width balcony and a main bedroom with en-suite shower room. Further upstairs, on the second floor, are three more double bedrooms and an attractive, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a communal heating/hot water system all contribute towards 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. Long lease (freehold transferred if 100% owned).

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/01/2021). Freehold transferred on 100% ownership.

Minimum Share: 25% (£136,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £1039.52 per month (subject to annual review).

Service Charge: £85.43 per month (subject to annual review).

Guideline Minimum Income: Dual - £63,900 | Single - £73,600 (based on minimum share and 10% 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.

DIMENSIONS

GROUND FLOOR

W.C.

6' 4" x 4' 9" (1.93m x 1.45m)

Kitchen / Dining Room

19' 6" max. x 10' 6" max. (5.94m x 3.20m)

Garage

20' 5" x 9' 10" (6.22m x 3.00m)

FIRST FLOOR

Reception Room

19' 6" max. x 14' 7" max. (5.94m x 4.45m)

Balcony

19' 4" x 6' 0" (5.89m x 1.83m)

Bedroom 1

16' 4" x 10' 11" (4.98m x 3.33m)

En-Suite Shower Room

8' 2" max. x 7' 2" max. (2.49m x 2.18m)

SECOND FLOOR

Bedroom 2

18' 10" max. x 10' 10" max. (5.74m x 3.30m)

Bedroom 3

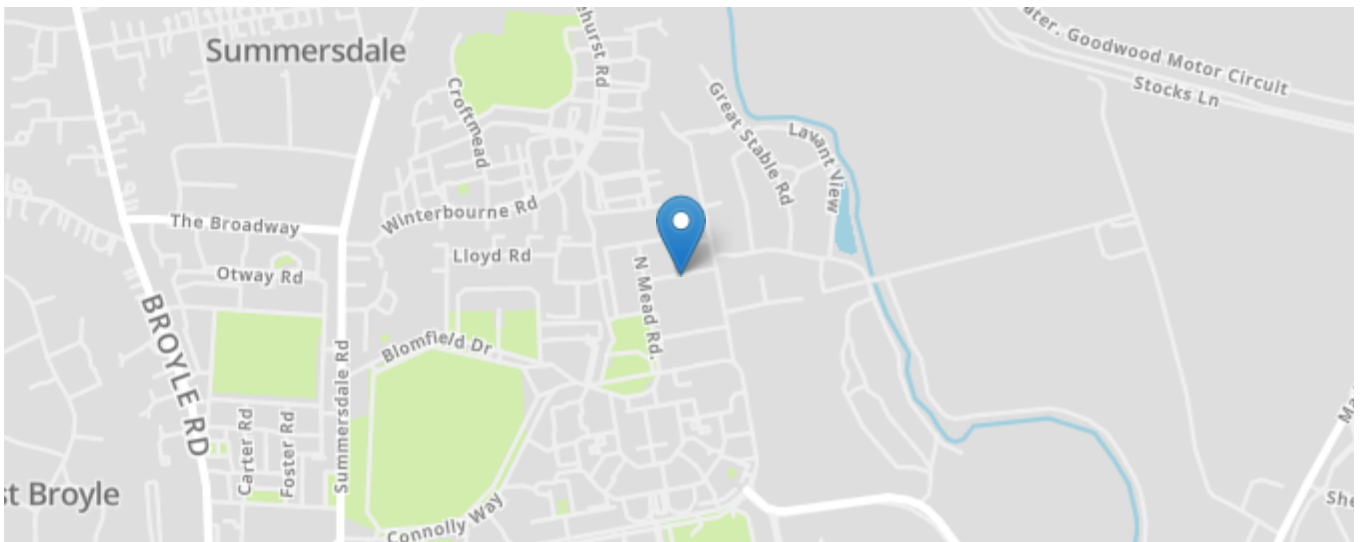
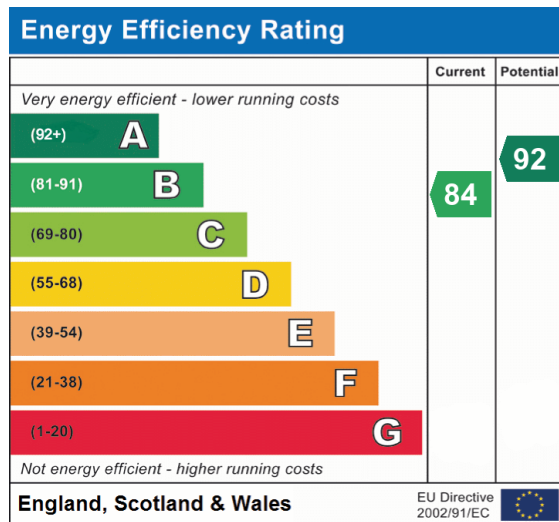
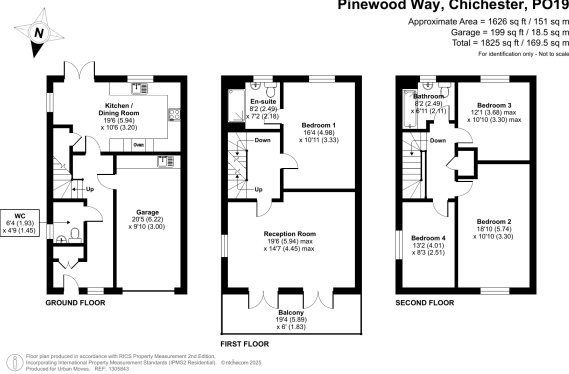
12' 1" max. x 10' 10" max. (3.68m x 3.30m)

Bedroom 4

13' 2" x 8' 3" (4.01m x 2.51m)

Bathroom

8' 2" max. x 6' 11" max. (2.49m x 2.11m)



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.