

£180,000 Shared Ownership

Pengelly Gardens, Littlehampton, West Sussex BN17 7BD



- Guideline Minimum Deposit £18,000
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Guide Min Income Dual £42.8k | Single £49.1k
- Approx. 850 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £300,000). An elegantly-presented, mid-terrace house which is part of a development of similar properties, built in a traditional style but with the energy-efficiency benefits that modern insulation standards and high performance glazing offer. On the ground floor there is a full-length (approx. twenty eight foot), open-plan reception room with large windows at either end and a spacious kitchen area with attractive units. A door leads to a small rear hallway which provides access to a cloakroom as well as to the south-west-facing garden. Upstairs are two generously-sized bedrooms and the bathroom. The house comes with parking for two cars and Littlehampton town centre and railway station can also be reached by a brief bike ride.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/05/2016). Freehold transferred on 100% ownership.

Minimum Share: 60% (£180,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £317.35 per month (subject to annual review).

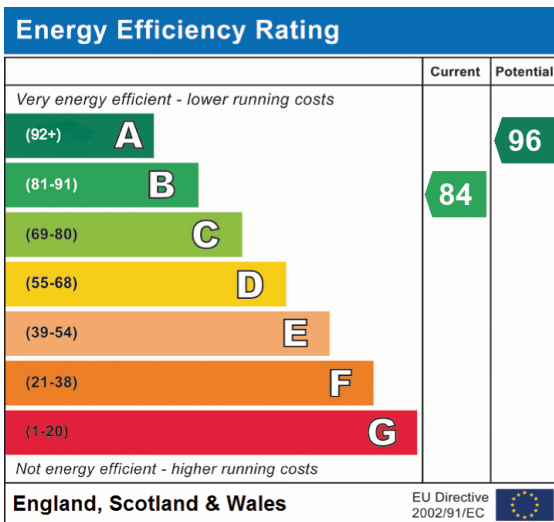
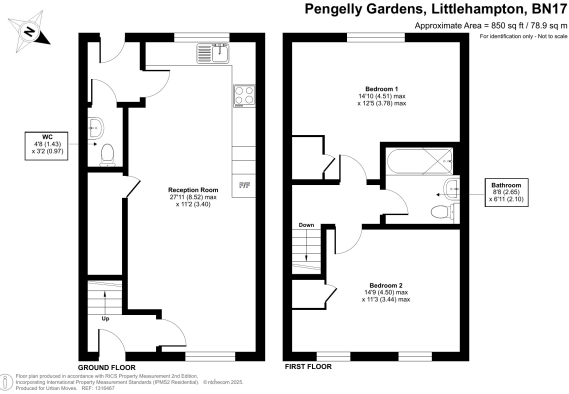
Service Charge: £26.27 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £42,800 | Single - £49,100 (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.



DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

27' 11" max. x 11' 2" max. (8.51m x 3.40m)

Kitchen

included in reception measurement

Rear Hall

W.C.

4' 8" x 3' 2" (1.42m x 0.97m)

FIRST FLOOR

Landing

Bedroom 1

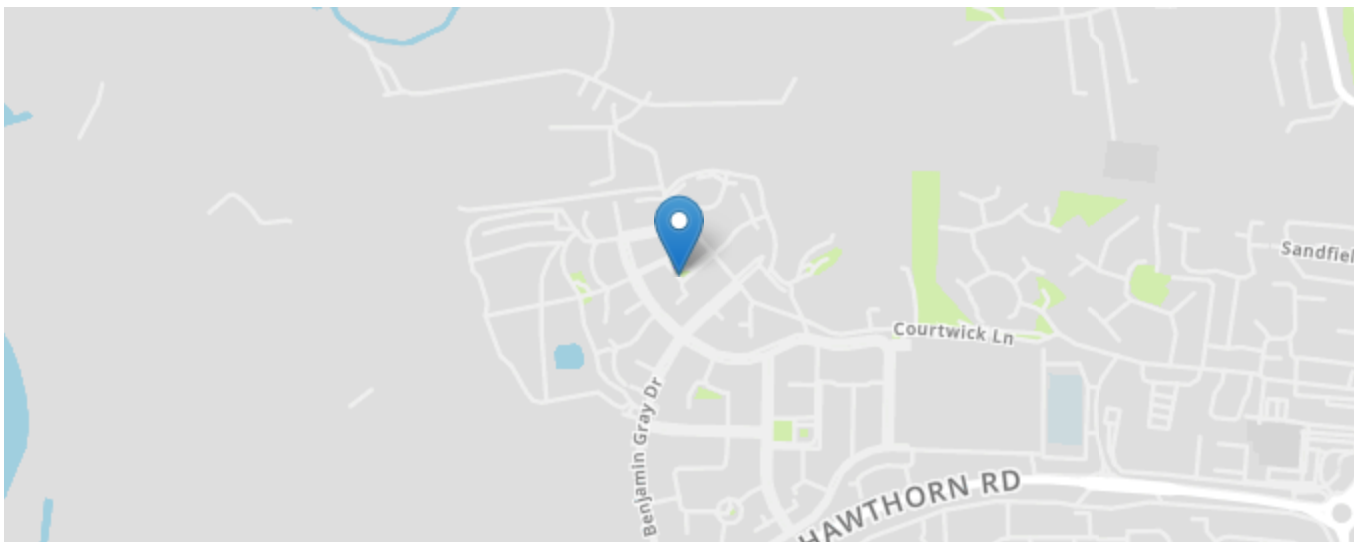
14' 10" max. x 12' 5" max. (4.52m x 3.78m)

Bathroom

8' 8" max. x 6' 11" max. (2.64m x 2.11m)

Bedroom 2

14' 9" max. x 11' 3" max. (4.50m x 3.43m)



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.