

## £75,000 Shared Ownership

Old Common Close, Birdham, West Sussex PO20 7SE



- Guideline Minimum Deposit £7,500
- Ground Floor
- Kitchen Separate from Reception Room
- Parking Space
- Guide Min Income Dual £32.7k | Single £39k
- Approx. 739 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Chichester and South Coast Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £250,000). A ground-floor, two-bedroom flat which has a twenty-foot, south-west-facing reception room and a good-sized separate kitchen. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The property comes with use of an allocated parking space and Chichester city centre can also be easily reached via bus. The area around Chichester Harbour provides beautiful, outside space to explore and there are a number of popular beaches within comfortable cycling distance or a brief drive.

**Housing Association:** Guinness Partnership.

**Tenure:** Leasehold (125 years from 01/04/2013).

**Minimum Share:** 30% (£75,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £412.32 per month (subject to annual review).

**Service Charge:** £287.20 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £32,700 | Single - £39,000 (based on minimum share and 10% deposit).

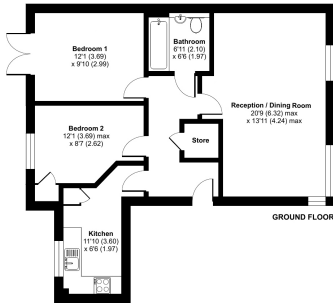
**Council Tax:** Band B, Chichester District Council. Priority is given to applicants living and/or working in this local authority.

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.



## Birdham, Chichester, PO20

Approximate Area = 739 sq ft / 68.6 sq m  
For identification only - Not to scale



Plan prepared in accordance with RICS Property Measurement 2nd Edition.  
According to International Property Measurement Standards (IPMS Residential). - Groundwork 2020.  
Produced for Urban Moves. REF: 1014307

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(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 Hallway

#### Reception / Dining Room

20' 9" x 13' 11" max. (6.32m x 4.24m)

#### Kitchen

11' 10" x 6' 6" (3.60m x 1.97m)

#### Bedroom 2

12' 1" max. x 8' 7" (3.69m x 2.62m)

#### Bedroom 1

12' 1" x 9' 10" (3.69m x 2.99m)

#### Bathroom

6' 11" max. x 6' 6" max. (2.10m x 1.97m)



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.