

£180,000 Shared Ownership

Kingsway, Hove, East Sussex BN3 2PU



- Guide Dual Income £77.7k 30% deposit £54k
- Third Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- Balcony with Sea View
- Guide Single Income £79k 50% deposit £90k
- Approx. 1060 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Minutes from the Beach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £600,000). A rare chance to buy a three-bedroom, shared-ownership apartment just minutes from the beach. This generously-sized and smartly-presented property is on the third floor of a recently-constructed development and has a spacious, dual-aspect reception with wood flooring and an open-plan kitchen area featuring stylish handle-less units and integrated appliances. There is a main bedroom with en-suite shower room plus a second large bedroom, a smaller third bedroom/study and an attractive, high-spec bathroom. A west-facing balcony provides a view of the sea. Well insulated walls, high performance glazing and underfloor heating fed from a communal hot water system, all contribute towards a very good energy-efficiency rating. A Co-op convenience store occupies the ground-floor retail unit, King Alfred Leisure Centre is opposite, nearby Church Road offers a fine selection of other shops and Hove Railway Station is within comfortable walking distance. The apartment comes with use of a communal cycle store.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/03/2020).

Minimum Share: 30% (£180,000).

Shared Ownership Rent: £1107.75 per month (subject to annual review).

Service Charge: £342.41 per month (subject to annual review).

Guideline Minimum Income: Dual - £77,700 (based on minimum share and 30% deposit £54,000) | Single - £79,000 (minimum share, 50% deposit £90,000).

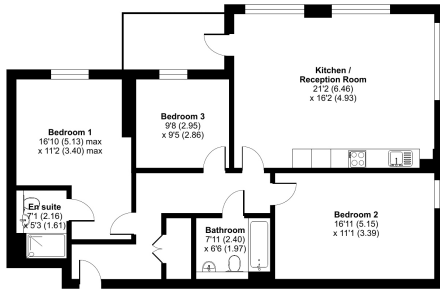
Council Tax: Band D, Brighton & Hove City Council. Priority is given to applicants living and/or working in this local authority.

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. Pets not permitted (except assistance animals).



Kingsway, Hove, BN3

Approximate Area = 1060 sq ft / 98.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition
(Incorporating International Property Measurement Standards (IPMS) Residential)
Produced for Urban Moves, REF: 1319561

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

21' 2" x 16' 2" (6.45m x 4.93m)

Kitchen

included in reception measurement

Bedroom 1

16' 10" max. x 11' 2" max. (5.13m x 3.40m)

En-Suite Shower Room

7' 1" x 5' 3" (2.16m x 1.61m)

Bedroom 2

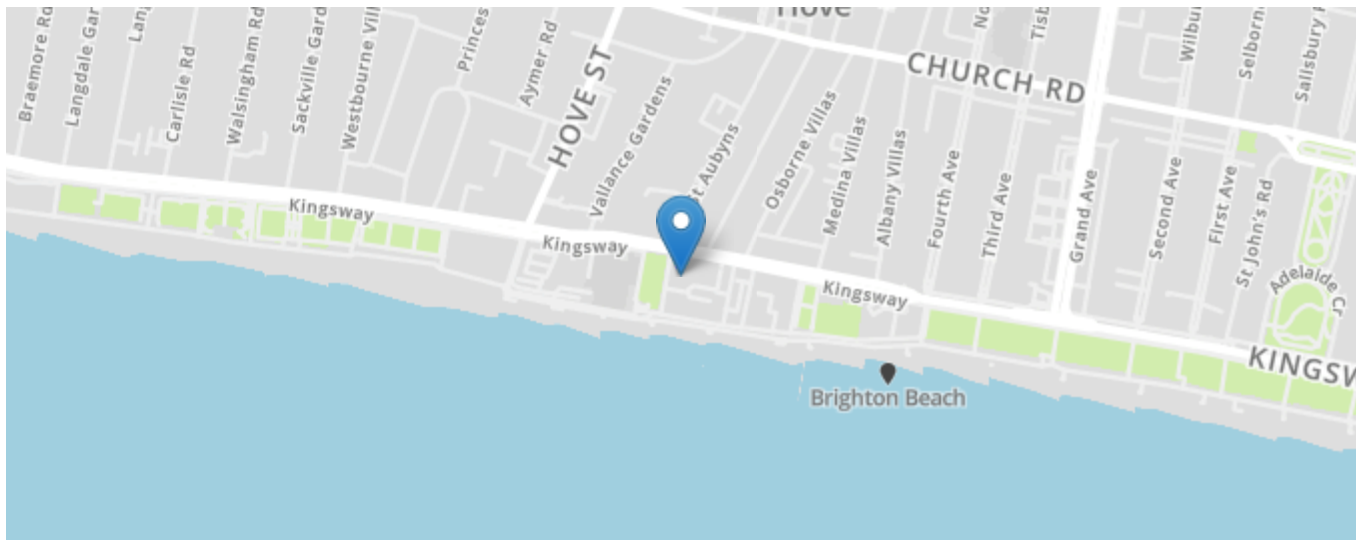
16' 11" x 11' 1" (5.15m x 3.39m)

Bedroom 3

9' 8" x 9' 5" (2.95m x 2.86m)

Bathroom

7' 11" max. x 6' 6" max. (2.41m x 1.98m)



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.