

## £136,500 Shared Ownership

Joseph Lancaster Lane, Chichester, West Sussex PO19 6ET



- Guideline Minimum Deposit £13,650
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- West/South-West Facing Rear Garden
- Guide Min Income Dual £55.1k | Single £63.3k
- Approx. 986 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £455,000). A great chance to buy a three-bedroom, shared-ownership family home. This recently-constructed, semi-detached property has a reception room with open staircase and a combined feature fireplace/TV unit. A door leads through to a large kitchen/dining room with sleek, white units and contrasting splashbacks. There is also a utility room and a ground-floor cloakroom/WC. On the first floor of the house is a main bedroom with fitted wardrobe and en-suite shower room plus a spacious second double bedroom, a smaller third bedroom and a naturally-lit 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 a two-car driveway and a good-sized, west/south-west-facing rear garden with patio, lawn and timber shed. Nearby Havenstoke Park offers beautiful outside space to enjoy and the city centre is within easy reach. The three closest primary schools are Ofsted-rated 'Good' and there are several other well-thought-of schools in the surrounding area.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/08/2020). Freehold transferred on 100% ownership.

**Minimum Share:** 30% (£136,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £847.66 per month (subject to annual review).

**Service Charge:** £56.35 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £55,100 | Single - £63,300 (based on minimum share and 10% deposit).

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

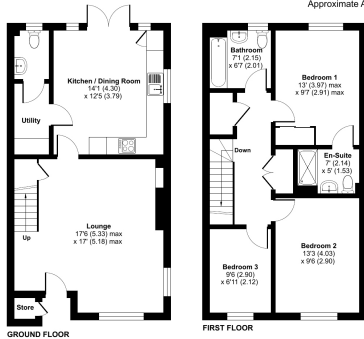
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.



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Approximate Area = 986 sq ft / 91.6 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). © Urbanmoves Ltd. Produced for Urban Moves. SEP 1028647

## DIMENSIONS

### GROUND FLOOR

#### Lounge

17' 6" max. x 17' 0" max. (5.33m x 5.18m)

#### Kitchen / Dining Room

14' 1" x 12' 5" (4.30m x 3.79m)

#### Utility Room

#### W.C.

### FIRST FLOOR

#### Landing

#### Bedroom 1

13' 0" max. x 9' 7" max. (3.97m x 2.91m)

#### En-Suite Shower Room

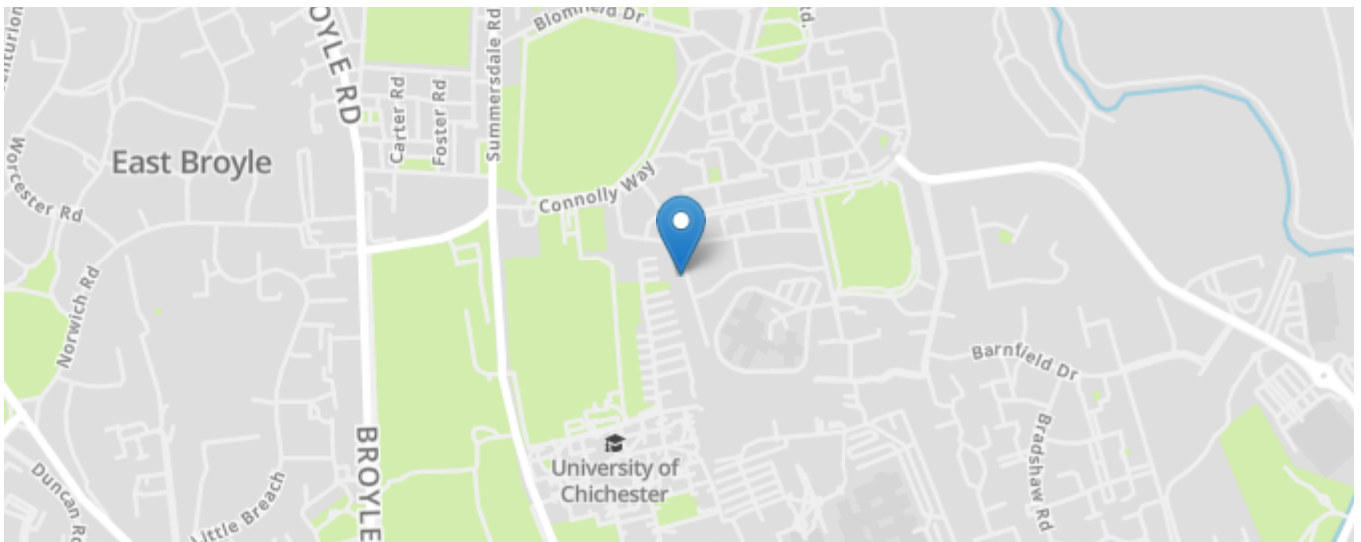
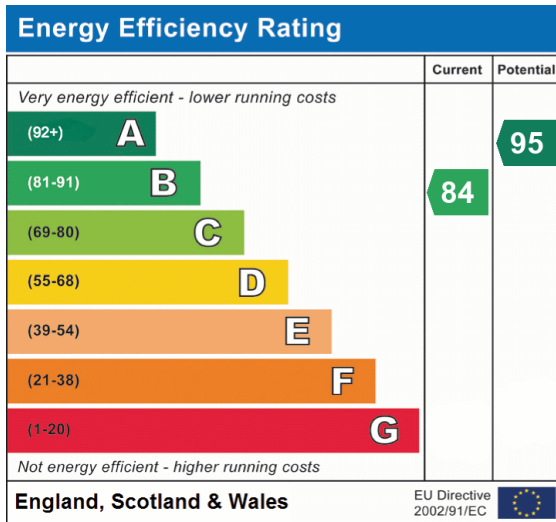
7' 0" x 5' 0" (2.14m x 1.53m)

#### Bedroom 2

13' 3" x 9' 6" (4.03m x 2.90m)

#### Bedroom 3

9' 6" x 11' 1" (2.90m x 2.12m)



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.