

## £144,000 Shared Ownership

Hazel Close, Bracklesham Bay, Chichester, West Sussex PO20 8FR



- Guideline Minimum Deposit £14,400
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £43.5k | Single £49.8k
- Approx. 848 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £360,000). A smartly-presented house which forms part of a recently-built development in this seaside village. The semi-detached property has a ground-floor cloakroom/WC, a spacious and attractive kitchen and a reception room with patio doors that open onto the rear garden. On the first floor is a large main bedroom plus a seventeen-foot second bedroom and a stylish, 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. There is parking for two cars at the side of the house and Chichester is around a twenty minute drive away (Google Maps). The city centre can also be easily reached by bus from nearby Bracklesham Lane.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2019). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£144,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £521.65 per month (subject to annual review).

**Service Charge:** £48.36 per month (subject to annual review).

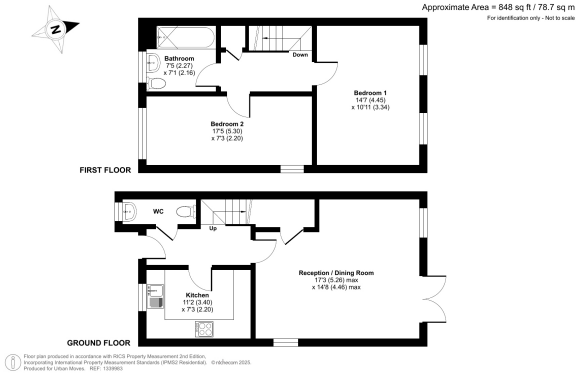
**Guideline Minimum Income:** Dual - £43,500 | Single - £49,800 (based on minimum share and 10% deposit).

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

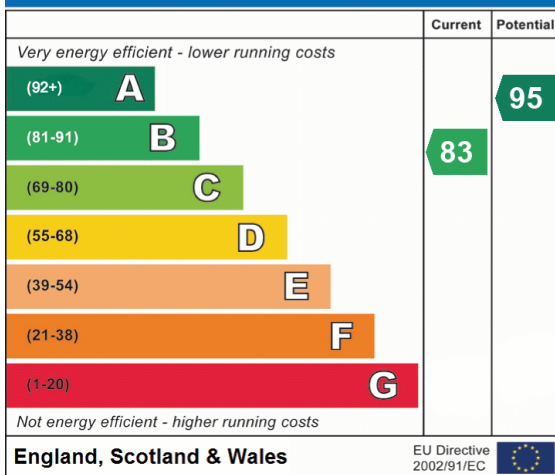
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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 = 948 sq ft / 87.7 sq m  
For identification only - Not to scale



Energy Efficiency Rating



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### W.C.

#### Kitchen

11' 2" x 7' 3" (3.40m x 2.20m)

#### Reception / Dining Room

17' 3" max. x 14' 8" max. (5.26m x 4.46m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

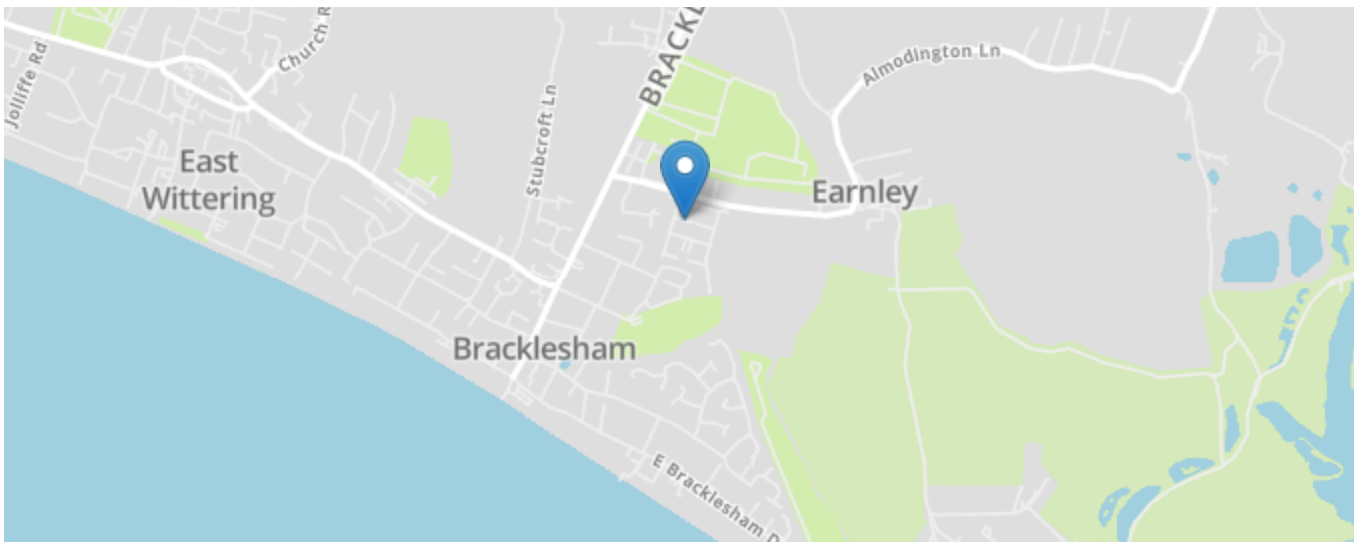
14' 7" x 10' 11" (4.45m x 3.34m)

#### Bedroom 2

17' 5" x 7' 3" (5.30m x 2.20m)

#### Bathroom

7' 5" max. x 7' 1" max. (2.27m x 2.16m)



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.