

## £113,850 Shared Ownership

Providence Way, Shoreham-by-Sea, West Sussex BN43 5QF



- Guideline Minimum Deposit £11,385
- Three Storey, Two Bedroom, End of Terrace House
- Bathroom plus Separate WC
- South Facing Rear Garden
- Guide Min Income Dual £40.3k | Single £46.6k
- Approx. 750 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Integral Garage/Car-Port

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 33% share. Full market value £345,000). This modern, end-of-terrace property has a large integral garage/car-port and a good-sized, south-facing rear garden. The ground-floor entrance leads to stairs up to the first floor landing. There is a reception with Juliette balcony, a central cloakroom/WC and a spacious and attractive kitchen/dining room. Further upstairs, on the second floor, is a main bedroom with built-in wardrobe plus a second double bedroom and a smart, monochrome bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Providence Way is part of the peninsula between Shoreham Beach and the River Adur. Shoreham footbridge means the charming town centre is within comfortable walking distance and the railway station only a little further away. Both can also be reached via the A259 which runs east/west along the coast to Brighton and Worthing. Nearby Shoreham Beach Primary School is Ofsted-rated 'Good' and the local secondary school 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/06/2012).

**Minimum Share:** 33% (£113,850). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £606.89 per month (subject to annual review).

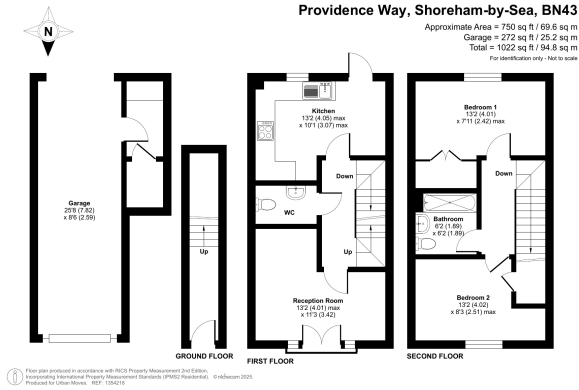
**Service Charge:** £58.03 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £40,300 | Single - £46,600 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Adur 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.



## 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>                            |                         |           |
| (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 |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

Stairs leading up to:

### FIRST FLOOR

#### Landing

#### Reception Room

13' 2" max. x 11' 3" max. (4.01m x 3.43m)

#### W.C.

#### Kitchen

13' 2" max. x 10' 1" max. (4.01m x 3.07m)

### SECOND FLOOR

#### Landing

#### Bedroom 1

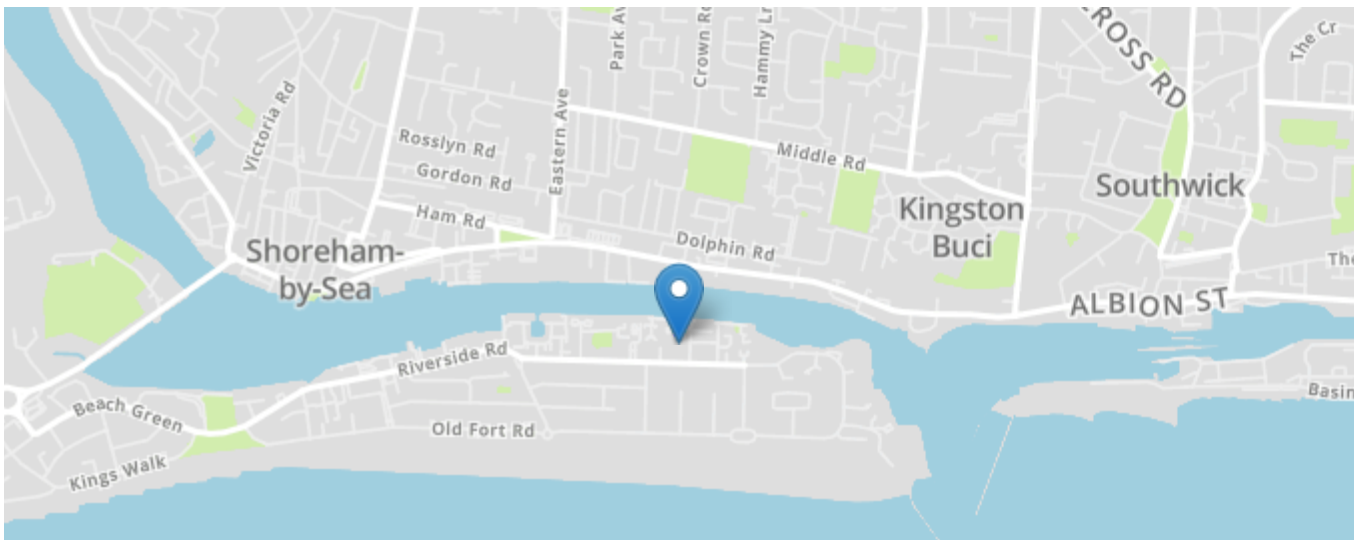
13' 2" x 7' 11" (4.01m x 2.42m)

#### Bathroom

6' 2" max. x 6' 2" max. (1.89m x 1.89m)

#### Bedroom 2

13' 2" max. x 8' 3" max. (4.01m x 2.51m)



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.