

£122,500 Shared Ownership

Lupin Spinney, Worthing, West Sussex BN13 3WX



- Guideline Minimum Deposit £12,250
- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £38k | Single £44.3k
- Approx. 794 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £350,000). A well-presented, end-of-terrace house in the Durrington area of Worthing. At the front of the property is an attractive kitchen with large window. There is a central cloakroom/WC, under-stairs storage and a rear reception room with part-glazed door that opens onto an east-facing garden with patio and lawn. The garden can also be accessed via a side gate. On the first floor are two generously-sized bedrooms and a naturally-lit family 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 the A27 and A24 allow for easy travel east/west and north, towards London, respectively. Worthing town centre and the south coast can also be reached by bike or via local bus.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2018). Freehold transferred on 100% ownership.

Minimum Share: 35% (£122,500). The housing association will expect that you will purchase the largest share affordable.

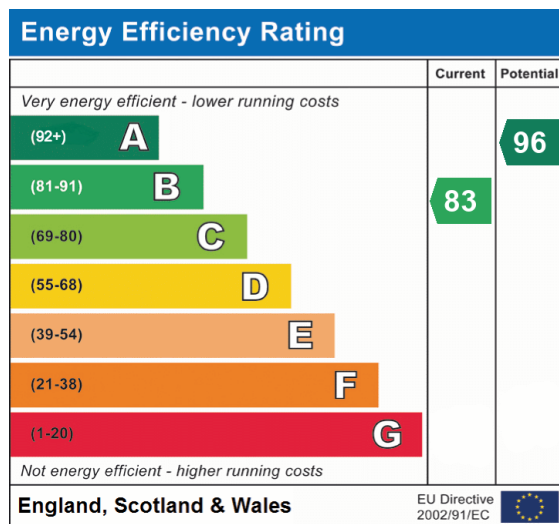
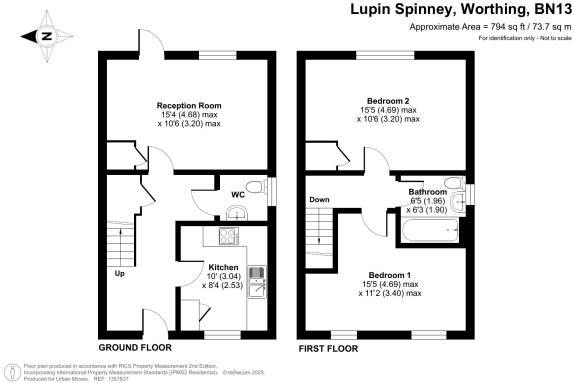
Shared Ownership Rent: £504.20 per month (subject to annual review).

Service Charge: £52.10 per month (subject to annual review).

Guideline Minimum Income: Dual - £38,000 | Single - £44,300 (based on minimum share and 10% deposit).

Council Tax: Band C, Worthing Borough 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.



DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

10' 0" x 8' 4" (3.04m x 2.53m)

W.C.

Reception Room

15' 4" max. x 10' 6" max. (4.68m x 3.20m)

FIRST FLOOR

Landing

Bedroom 1

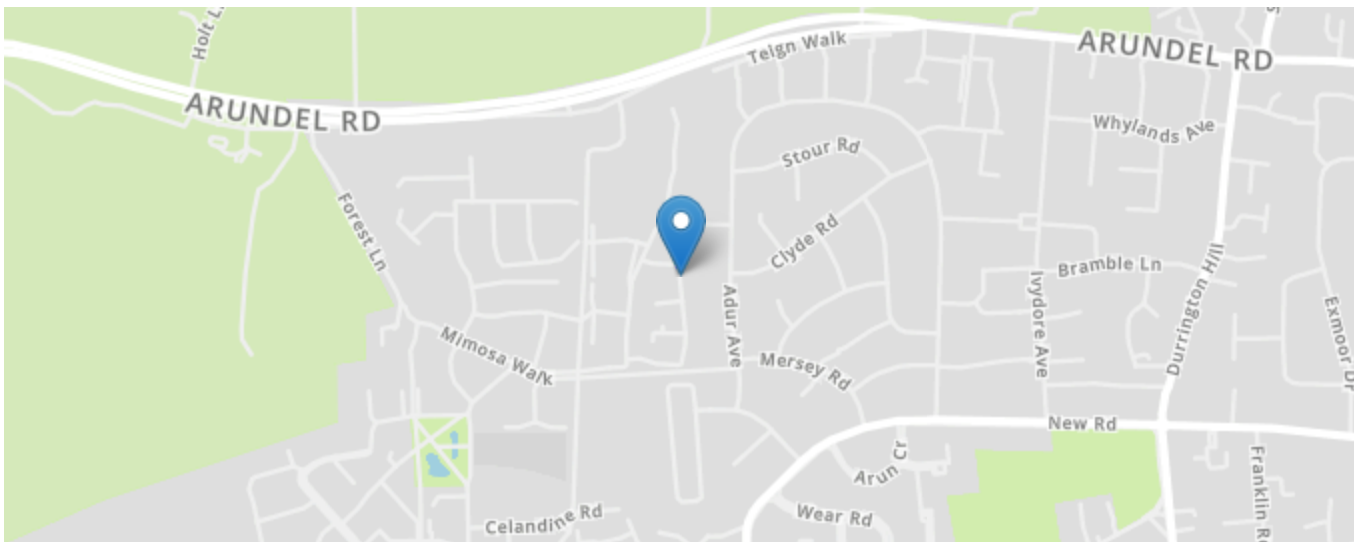
15' 5" max. x 11' 2" max. (4.69m x 3.40m)

Bathroom

6' 5" x 6' 3" (1.96m x 1.90m)

Bedroom 2

15' 5" max. x 10' 6" max. (4.69m x 3.20m)



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.