

## £96,000 Shared Ownership

Anna Sewell Way, Chichester, West Sussex PO19 6EQ



- Guideline Minimum Deposit £9,600
- First Floor
- Dual Aspect Kitchen/Reception Room
- South-Facing Balcony
- Guide Min Income Dual £31.7k | Single £38k
- Approx. 598 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £240,000). A spacious and smartly-presented flat on the first floor of this recently-constructed development. The property has a dual-aspect reception room with double doors that lead out onto a south-facing balcony. The semi-open-plan kitchen features sleek, white units, tiled splashbacks and integrated appliances. There is a generously-sized bedroom, a simple yet stylish bathroom and a pair of built-in storage/utility cupboards have been provided in the entrance hall. Well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. To the rear of the block is a parking area which includes a space allocated to this flat. Anna Sewell Way is close to Havenstoke Park and only a brief drive, or bike ride, from the city centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2021).

**Minimum Share:** 40% (£96,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £402.35 per month (subject to annual review).

**Service Charge:** £149.87 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,700 | Single - £38,000 (based on minimum share and 10% deposit).

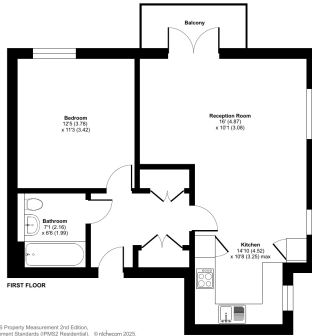
**Council Tax:** Band B, Chichester District Council. Priority is given to applicants living and/or working in this local authority.

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. Pets not permitted (except assistance animals).



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Approximate Area = 598 sq ft / 55.5 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). Produced for Urban Moves. REF: 1225661

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Kitchen / Dining Area

14' 10" x 10' 8" max. (4.52m x 3.25m)

#### Reception Area

16' 0" x 10' 1" (4.87m x 3.08m)

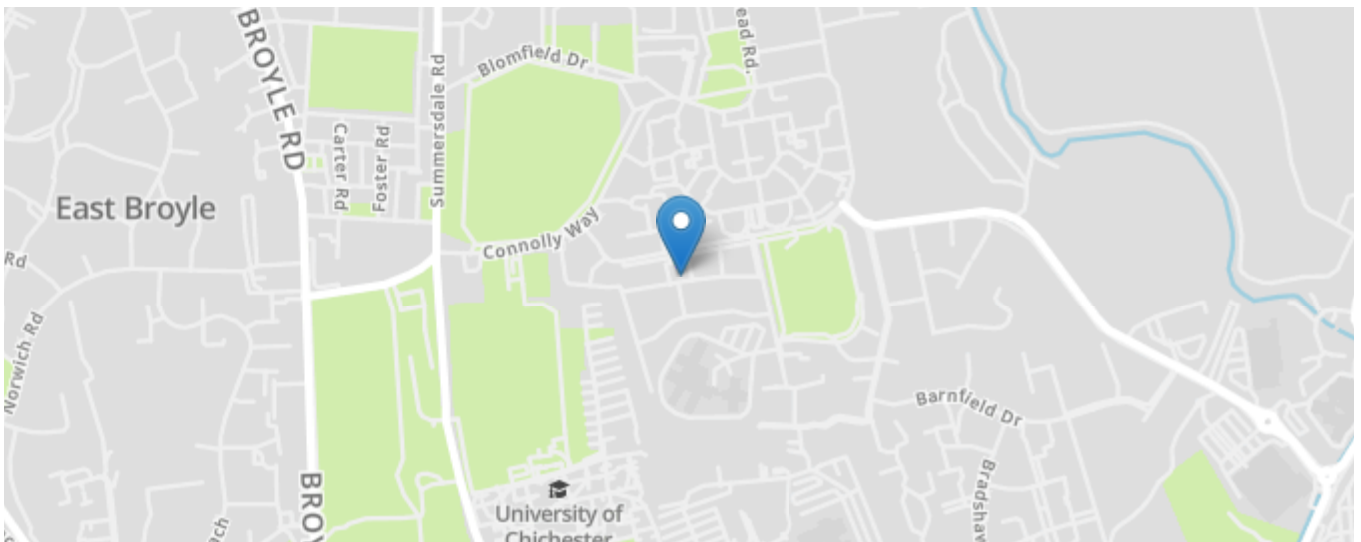
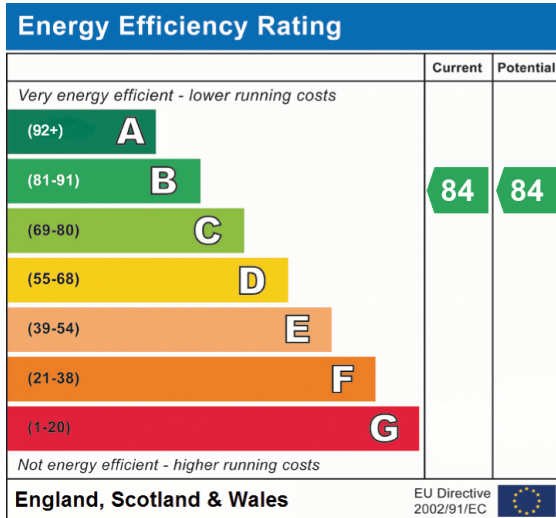
#### Balcony

#### Bedroom

12' 5" x 11' 3" (3.78m x 3.42m)

#### Bathroom

7' 1" max. x 6' 6" max. (2.16m 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.