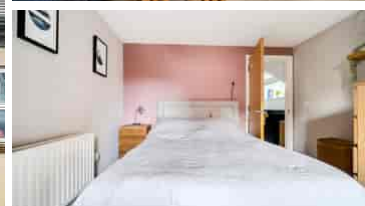


## £51,000 Shared Ownership

Bleaches Court, Lavant, Chichester, West Sussex PO18 0FE



- Guideline Minimum Deposit £5,100
- Ground Floor with Private Entrance
- Open Plan Kitchen/Reception Room
- Small Rear Patio Area
- Guide Min Income Dual £23.2k | Single £25.3k
- Approx. 486 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Allocated, Off-Street Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £170,000). Bleaches Court is a modern development, built in a period style to better complement the existing local housing stock. This flat is on the ground floor and has its own entrance. There is a twenty-three-foot reception with open-plan kitchen and windows on two sides. The bathroom is a good size and the bedroom leads out to a small rear patio area which, in turn, provides access to an allocated, off-street parking space. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. Lavant is a rural area of three villages in a region probably best known for nearby Goodwood House and the associated racecourse and festivals. There is attractive countryside to walk or cycle through while still being within easy reach of Chichester city centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2007).

**Minimum Share:** 30% (£51,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £401.73 per month (subject to annual review).

**Service Charge:** £93.23 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £23,200 | Single - £25,300 (based on minimum share and 10% deposit).

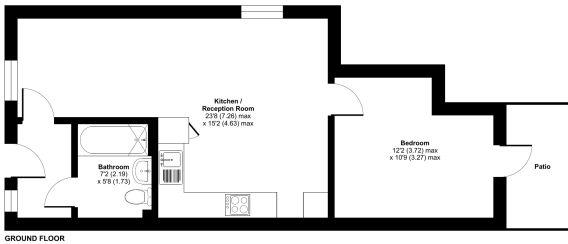
**Council Tax:** Band B, Chichester District Council. Priority is given to applicants living and/or working in this local authority.

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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



## Bleaches Court, Lavant, Chichester, PO18

Approximate Area = 486 sq ft / 45.1 sq m  
For information only - Not to scale



GROUND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition, 2018. Produced for Urban Moves. REF: 1080151

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>	76	76
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)

#### Reception

23' 8" max. x 15' 2" max. (7.21m x 4.62m)

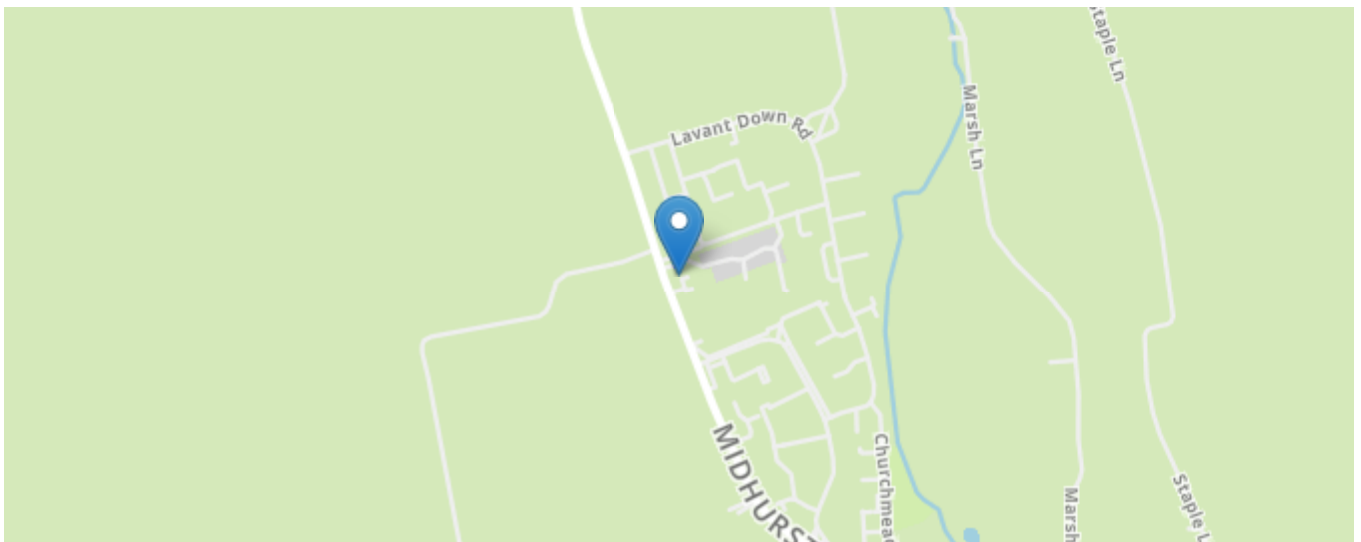
#### Kitchen

included in reception measurement

#### Bedroom

12' 2" max. x 10' 9" max. (3.72m x 3.27m)

#### Patio



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.