

**£68,750 Shared Ownership****Victoria Terrace, Hove, East Sussex BN3 2WB**

- Guideline Minimum Deposit £6,875
- First Floor
- Attractive Period Building
- Underfloor Heating
- Guide Min Income Dual £35.1k | Single £41.4k
- Approx. 481 Sqft Gross Internal Area
- High Performance Glazing
- Communal Bicycle Store

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £275,000). A rare chance to buy a shared-ownership property in an attractive period building. The stylishly-presented flat is on the first floor of a converted Victorian public house. Internal insulation has been installed and the sash windows fitted with high performance glazing to help bring energy-efficiency up to modern standards. The twenty-one-foot reception room features wood flooring and a sleek, semi-open-plan kitchen area. There is a good-sized bedroom, a spacious, high-spec bathroom and a naturally-lit hallway with large, built-in storage/utility cupboard. The development has a communal cycle store, is just minutes from the beach, there are shops, cafes, a leisure centre and supermarket nearby and Hove Railway Station is within comfortable walking distance. A brief bus ride is all it takes to reach Brighton's shopping district and various other amenities such as the concert hall and art gallery.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/03/2020).

**Minimum Share:** 25% (£68,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £607.30 per month (subject to annual review).

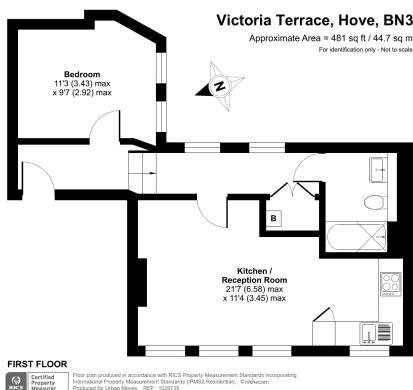
**Service Charge:** £188.36 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £35,100 | Single - £41,400 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Brighton & Hove City Council. Priority is given to applicants living and/or working in this local authority.

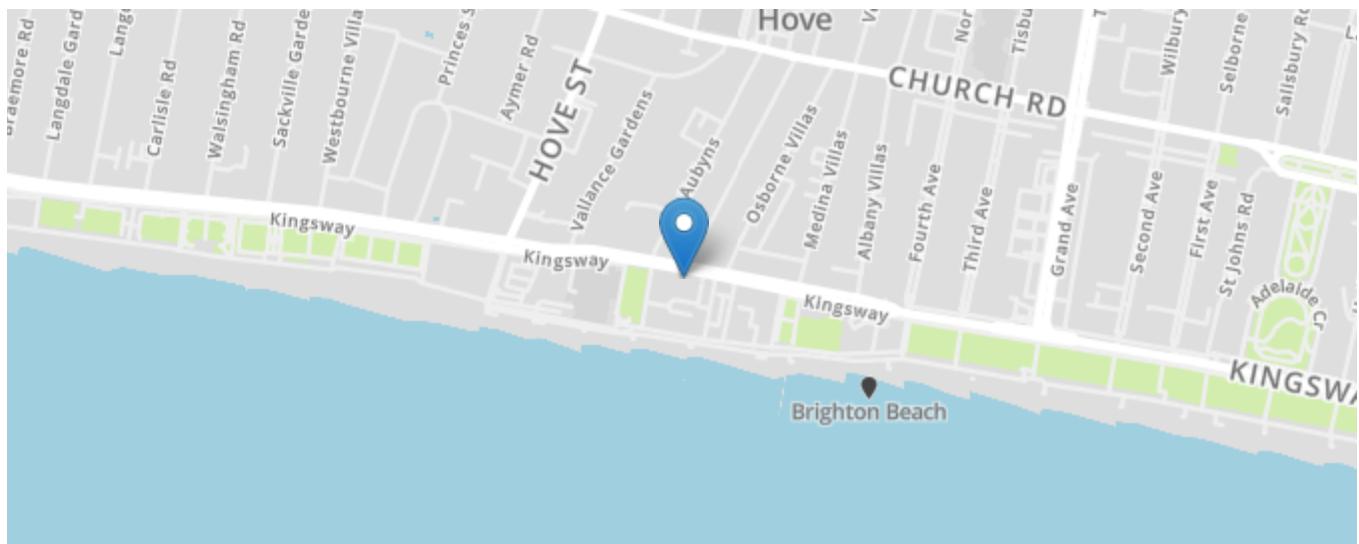
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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). There is no parking space offered with this property.

## DIMENSIONS



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.