

£144,000 Shared Ownership

Anna Sewell Way, Chichester, West Sussex PO19 6EQ



- Guideline Minimum Deposit £14,400
- Second (Top) Floor
- Dual Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income - Dual £36.6k Single £42.8k
- Approx. 590 Sqft Gross Internal Area
- South Facing Balcony
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £240,000). This generously-sized and attractively-presented flat is on the top (second) floor of a recently-built block close to Havenstoke Park. There are two, large, storage/utility cupboards in the entrance hall and a dual-aspect reception room with semi-open-plan kitchen featuring pale grey units and integrated appliances. Double doors lead from the living area out on to a south-facing balcony. The bedroom is spacious and the bathroom stylish and modern. Well insulated walls and roof, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The flat comes with use of an allocated, off-street parking space and the shops and other amenities of the city centre can also be easily reached by bike.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/08/2020).

Minimum Share: 60% (£144,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £282.09 per month (subject to annual review).

Service Charge: £152.78 per month (subject to annual review).

Guideline Minimum Income: Dual - £36,600 | Single - £42,800 (based on minimum share and 10% deposit).

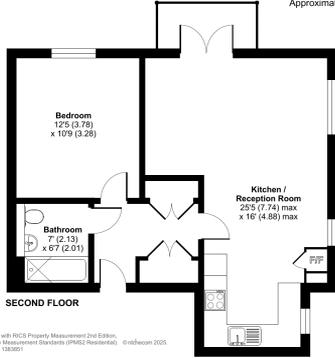
Council Tax: Band B, Chichester District Council. Priority is given to applicants living and/or working in this local authority.

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 = 590 sq ft / 54.8 sq m
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 3rd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2025. Produced for Urban Moves. Ref: 1242671

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

25' 5" max. x 16' 0" max. (7.74m x 4.88m)

Balcony

Kitchen

included in reception measurement

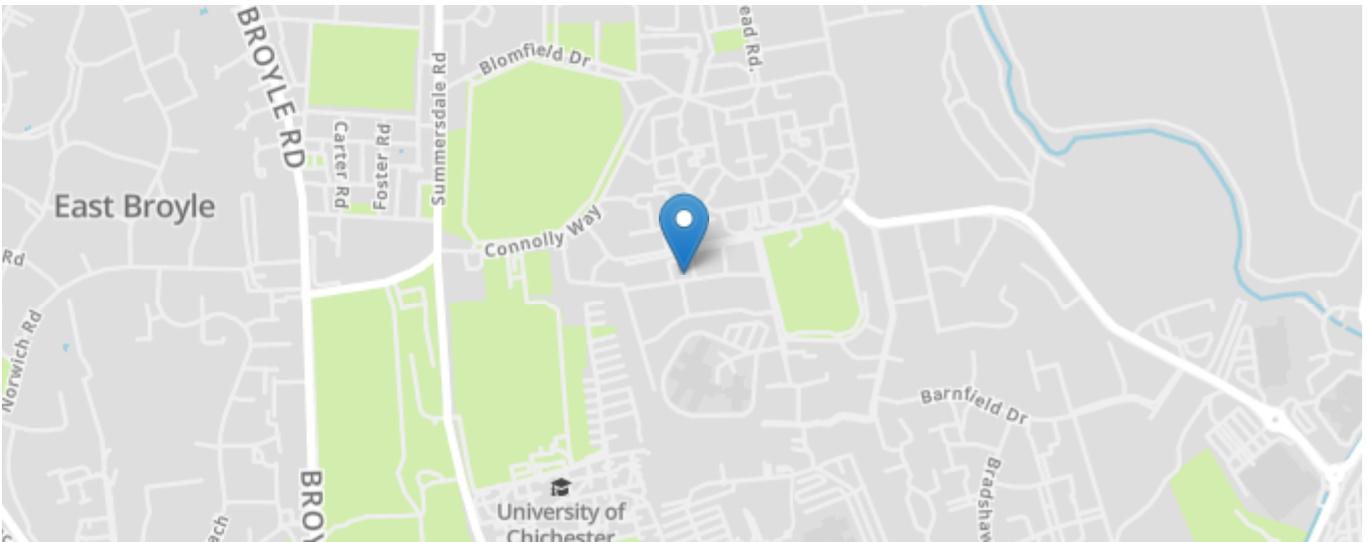
Bedroom

12' 5" x 10' 9" (3.78m x 3.28m)

Bathroom

7' 0" max. x 6' 7" max. (2.13m x 2.01m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.