

## £77,500 Shared Ownership

Kingsway, Hove, East Sussex BN3 2PU



- Guideline Minimum Deposit £7,750
- First Floor with Balcony
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income - Dual £42k Single £48.3k
- Approx. 543 Sqft Gross Internal Area
- Underfloor Heating Throughout
- Minutes from the Beach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £310,000). An attractively-presented apartment on the first floor of this recently-constructed development just moments from the beach. The property has a twenty-two-foot reception room with wood flooring and open-plan kitchen area featuring stylish handle-less units and integrated appliances. A door leads out onto an east-facing balcony. There is a generously-sized bedroom, a high-spec, fully-tiled bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls and floor, high performance glazing and underfloor heating fed from a communal hot water system make for a very good energy-efficiency rating. A Co-op convenience store occupies the ground-floor retail unit, King Alfred Leisure Centre is opposite, nearby Church Road offers a fine selection of other shops and Hove Railway Station is within comfortable walking distance. The apartment comes with use of a communal cycle store.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£77,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £706.34 per month (subject to annual review).

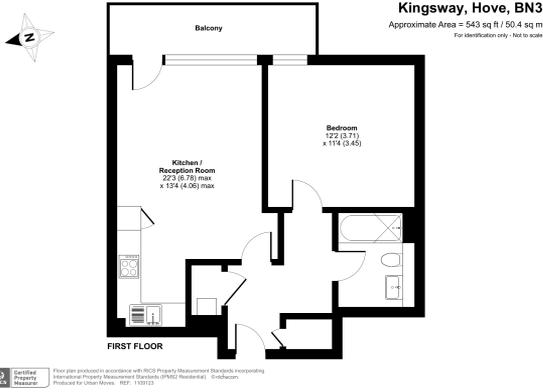
**Service Charge:** £231.75 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £42,000 | Single - £48,300 (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 not permitted (except assistance animals). There is no parking space offered with this property.

## DIMENSIONS



### FIRST FLOOR

#### Entrance Hallway

#### Reception

22' 3" max. x 13' 4" max. (6.78m x 4.06m)

#### Kitchen

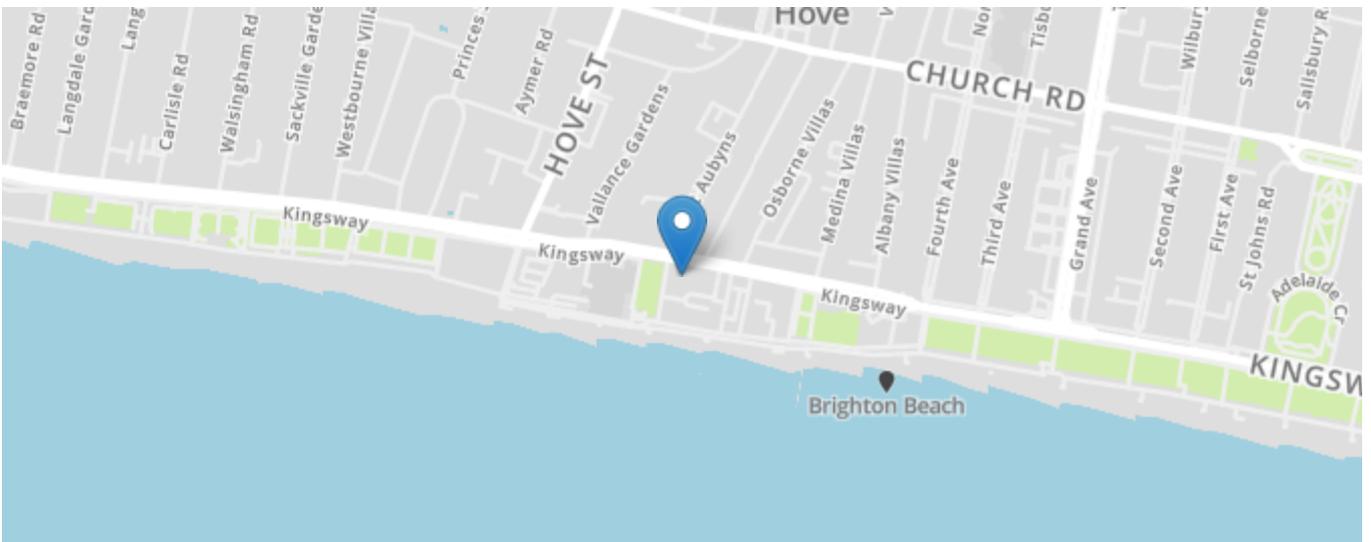
included in reception measurement

#### Bedroom

12' 2" x 11' 4" (3.71m x 3.45m)

#### Bathroom

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>	<b>82</b>	<b>82</b>
(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			
<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.