

## £103,750 Shared Ownership

Pinewood Way, Chichester, West Sussex PO19 6EH



- Guideline Minimum Deposit £10,375
- Approx. 1256 Sqft Gross Internal Area
- Reception plus Kitchen/Dining Room
- Bathroom plus Ground-Floor WC
- Rear Garden
- Guide Min Income Dual £46.9k | Single £53.6k
- Three Storey, Mid Terrace House
- Three Spacious Bedrooms
- Very Good Energy Efficiency Rating
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £415,000). A smartly-presented family home in leafy surroundings. This recently-constructed, mid-terrace property has a spacious kitchen/dining room featuring sleek, white units and integrated appliances. There is a ground-floor cloakroom and a reception room with patio doors that open onto the rear garden. Upstairs are two generously-sized bedrooms and a simple, modern bathroom while the top floor is devoted to a twenty-five-foot principle bedroom. Well insulated walls, roof and floor, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Pinewood Way is part of the extensive Graylingwell Park development on the semi-rural outskirts of Chichester. Nearby Havenstoke Park offers beautiful, green space to enjoy as well as the popular Pavilion Cafe. The house comes with use of an allocated 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 01/06/2020). Freehold transferred on 100% ownership.

**Minimum Share:** 25% (£103,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £838.73 per month (subject to annual review).

**Service Charge:** £76.13 per month (subject to annual review).

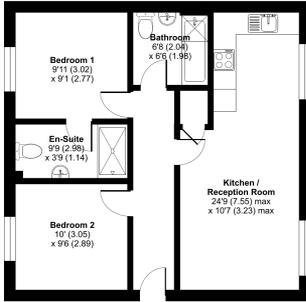
**Guideline Minimum Income:** Dual - £46,900 | Single - £53,600 (based on minimum share and 10% deposit).

**Council Tax:** Band D, 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.

**Escele Way, Birmingham, B29**

Approximate Area = 629 sq ft / 58.4 sq m  
For identification only - Not to scale



FIRST FLOOR

Plan after produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2015. Produced for Urban Moves. REF: 1431387

## DIMENSIONS

### GROUND FLOOR

Entrance Hall

W.C.

**Kitchen / Dining Room**

16' 7" x 10' 10" (5.06m x 3.29m)

**Living Room**

14' 6" x 10' 10" (4.42m x 3.31m)

### FIRST FLOOR

Landing

**Bedroom 2**

14' 6" x 10' 6" (4.42m x 3.20m)

**Bathroom**

7' 1" max. x 6' 7" max. (2.15m x 2.01m)

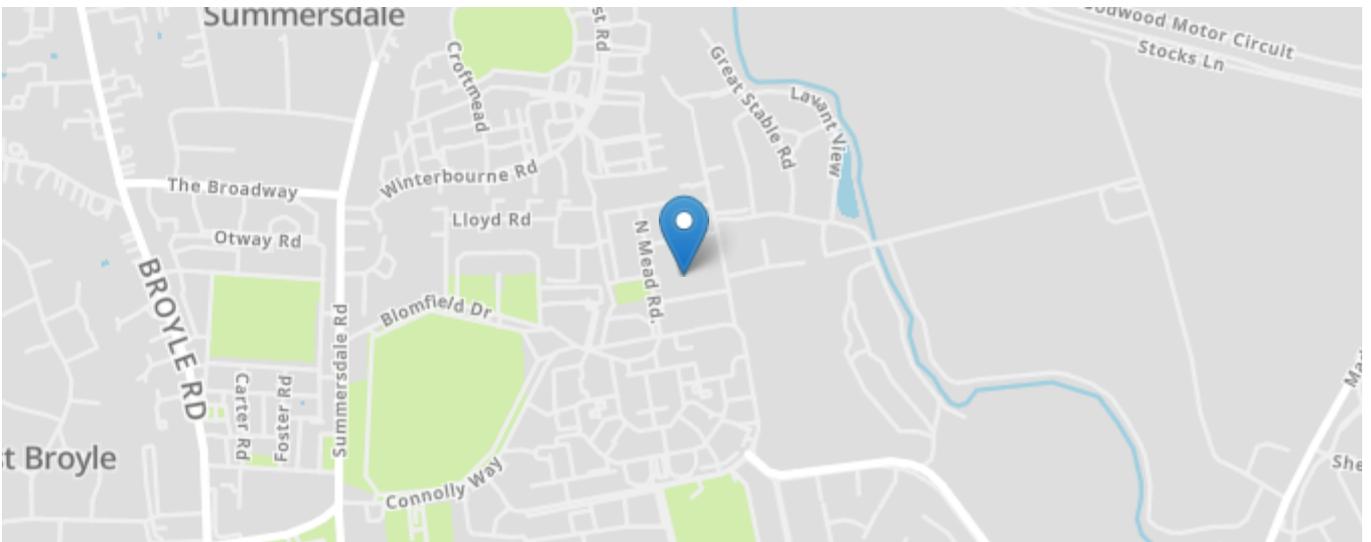
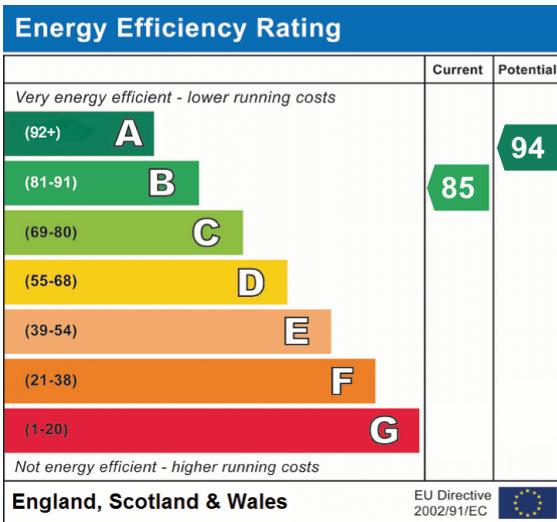
**Bedroom 3**

14' 6" x 9' 11" (4.42m x 3.01m)

### SECOND FLOOR

**Bedroom 1**

25' 3" into bay x 14' 7" max. (7.70m x 4.45m)



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.