

## £48,750 Shared Ownership

Forest Road, Midhurst, West Sussex GU29 9FH



- Guideline Minimum Deposit £4,875
- First Floor
- South-East-Facing Balcony
- Two Double Bedrooms
- Parking Space
- Guide Min Income Dual £23.8k | Single £26.2k
- Approx. 608 Sqft Gross Internal Area
- Kitchen Separate from Reception Room
- Double Glazing and Gas Central Heating
- Town Centre Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £195,000). A smartly-presented, two-bedroom flat in a modern development in semi-rural West Sussex. Midhurst is an attractive town which dates back to medieval times and lies in the heart of the South Downs National Park, approximately twelve miles north of Chichester. The property is on the first floor and has been significantly updated by the current owner. Features include a reception/dining room with south/south-east-facing balcony. There is a spacious main bedroom, the kitchen and bathroom are both naturally lit and a pair of built-in storage/utility cupboards have been provided in the entrance hall. The flat comes with an allocated, off-street parking space and is within easy reach of the town centre.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2008).

**Minimum Share:** 25% (£48,750). The housing association will expect that you will purchase the largest share affordable.

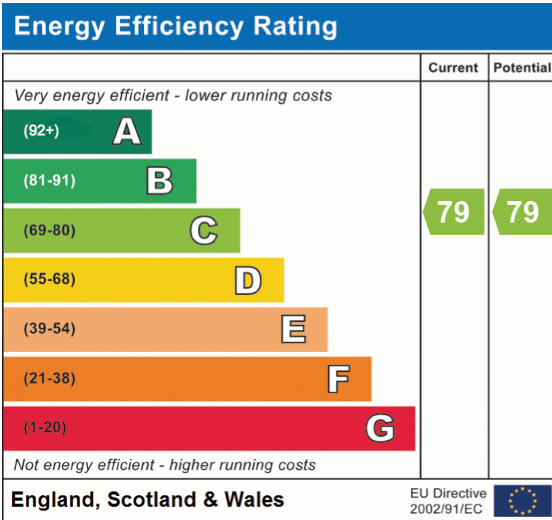
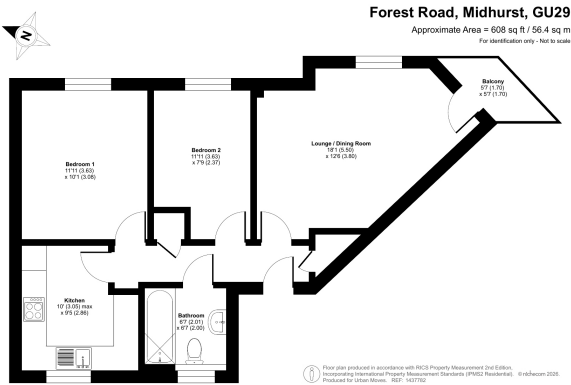
**Shared Ownership Rent:** £402.18 per month (subject to annual review).

**Service Charge:** £141.68 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £23,800 | Single - £26,200 (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).



## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Reception Room

18' 1" x 12' 6" (5.50m x 3.80m)

#### Balcony

5' 7" x 5' 7" (1.70m x 1.70m)

#### Bedroom 2

11' 11" max. x 7' 9" max. (3.63m x 2.37m)

#### Bedroom 1

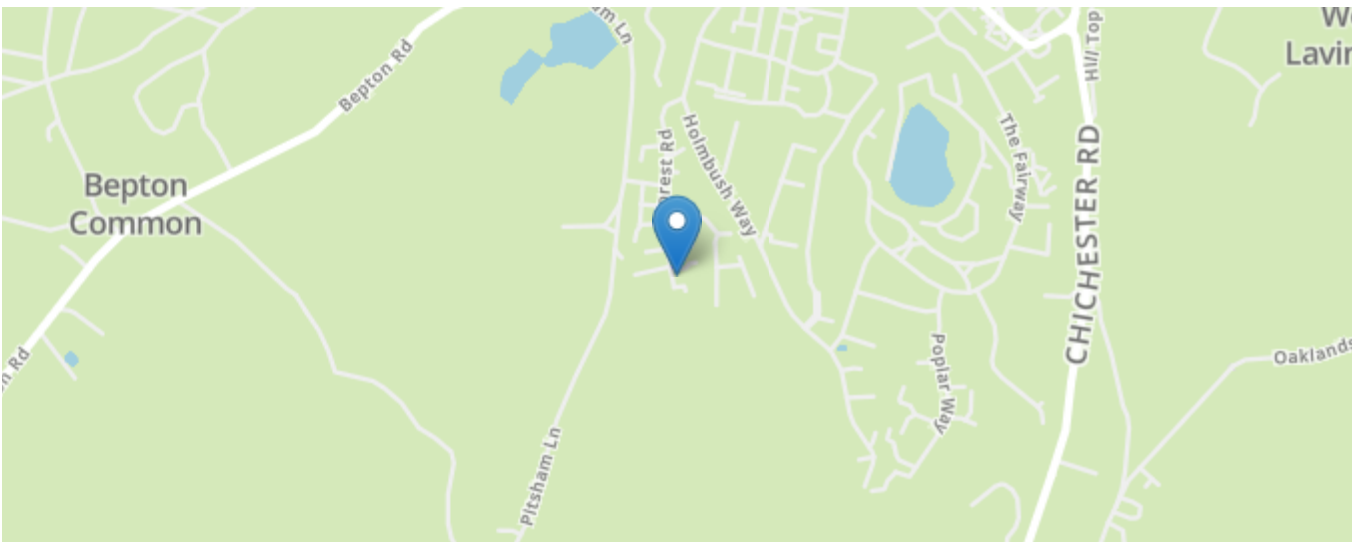
11' 11" x 10' 1" (3.63m x 3.08m)

#### Kitchen

10' 0" max. x 9' 5" max. (3.05m x 2.86m)

#### Bathroom

6' 7" max. x 6' 7" max. (2.01m x 2.00m)



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.