

£103,750 Shared Ownership

Pinewood Way, Chichester, West Sussex PO19 6EH



- Guideline Minimum Deposit £10,375
- Three Storey, Mid Terrace House
- Reception plus Kitchen/Dining Room
- Bathroom plus Ground-Floor WC
- Rear Garden
- Guide Min Income Dual £46.9k | Single £53.6k
- Approx. 1274 Sqft Gross Internal Area
- Three Spacious Double Bedrooms
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £415,000). This recently-built and well-presented home provides more than twelve hundred square foot of accommodation, arranged over three floors. The property has a cloakroom/WC just off the entrance hall, a central kitchen/dining room and a reception room at the rear. Double doors lead out to a garden with patio, lawn and timber shed. On the first floor of the house are two very-similar-sized bedrooms and the bathroom. Further upstairs, on the top floor, is a very spacious main bedroom. Demanding insulation standards, high performance glazing and a communal heating and hot water system all contribute towards 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 property 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: £838.74 per month (subject to annual review).

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

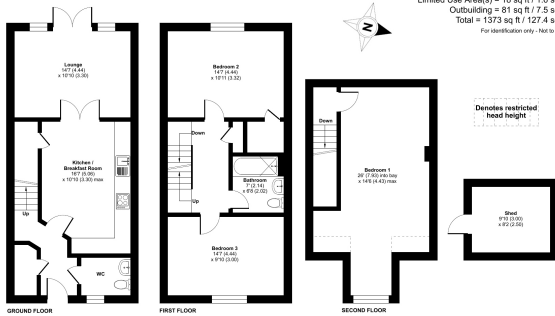
Guideline Minimum Income: Dual - £46,900 | Single - £53,600 (based on minimum share and 10% deposit).

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.

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Approximate Area = 1274 sq ft / 118.3 sq m
 Limited Use Area(s) = 18 sq ft / 1.6 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 1373 sq ft / 127.4 sq m
 For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 2nd Edition, International Residential Property Measurement Standards (IPIMS) November 2018. Produced by Urban Moves. REF: 1448916

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen / Dining Room
 16' 7" x 10' 10" (5.05m x 3.30m)

Lounge
 14' 7" x 10' 10" (4.44m x 3.30m)

FIRST FLOOR

Landing

Bedroom 2
 14' 7" x 10' 11" (4.44m x 3.32m)

Bathroom
 7' 0" max. x 6' 8" max. (2.14m x 2.02m)

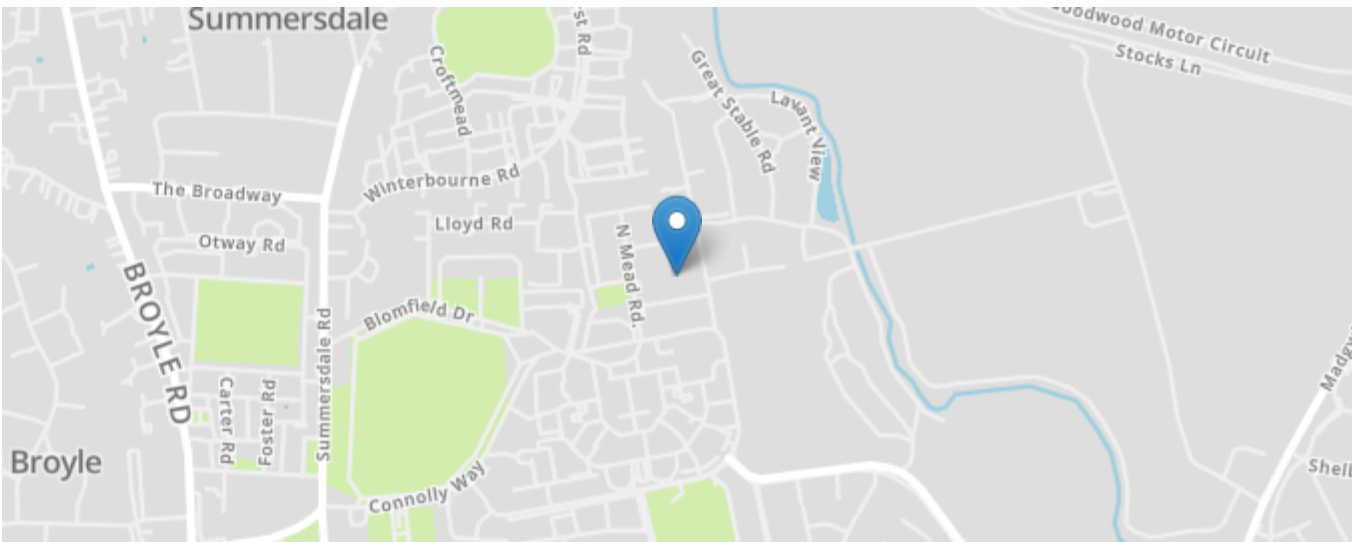
Bedroom 3
 14' 7" x 9' 10" (4.44m x 3.00m)

SECOND FLOOR

Bedroom 1
 26' 0" into bay x 14' 6" max. (7.93m x 4.43m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(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.