

## £135,000 Shared Ownership

Pinewood Way, Chichester, West Sussex PO19 6EJ



- Guideline Minimum Deposit £13,500
- Two Storey, Mid Terrace House
- Bathroom, Shower Room and Cloakroom
- Rear Garden plus Two Balconies
- Guide Min Income Dual £54.4k | Single £62.5k
- Approx. 1360 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Covered and Secure Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £450,000). This recently-constructed, mid-terrace property offers more than thirteen hundred square feet of accommodation plus a covered, two-car driveway. A spacious entrance hallway leads to a cloakroom and to an attractive kitchen/reception room. Patio doors open onto the east-facing rear garden. On the first floor of the house is a principal bedroom with en-suite shower room. There are two further, generously-sized, bedrooms, both with balconies, plus a slightly smaller fourth double bedroom and a simple yet stylish family bathroom. The layout is versatile and the second bedroom could also serve as a reception room with the ground-floor room as a large kitchen/dining room. 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 shops and other amenities of the city centre can also be easily reached by bus or bike. Very long lease (freehold transferred if 100% owned).

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 30/09/2022). Freehold transferred on 100% ownership.

**Minimum Share:** 30% (£135,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £834.27 per month (subject to annual review).

**Service Charge:** £98.07 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £54,400 | Single - £62,500 (based on minimum share and 10% deposit).

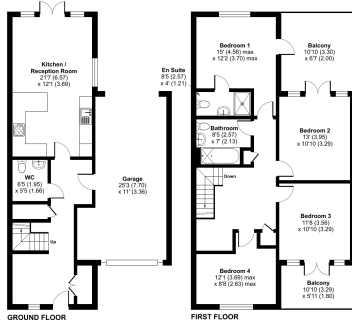
**Council Tax:** Band E, Chichester District Council. Priority is given to applicants living and/or working in this local authority.

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.



**Pinewood Way, Chichester, PO19**

Approximate Area = 1360 sq ft / 126.3 sq m  
Garage = 301 sq ft / 27.9 sq m  
Total = 1661 sq ft / 154.2 sq m  
For identification only - Not to scale



Plan plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves. Produced by Urbanmoves. 2021-12-20/2021

## DIMENSIONS

### GROUND FLOOR

**Entrance Hallway**

**Cloakroom**

6' 5" x 5' 5" (1.96m x 1.65m)

**Reception**

21' 7" x 12' 1" (6.58m x 3.68m)

**Kitchen**

included in reception measurement

### FIRST FLOOR

**Landing**

**Bedroom 1**

15' 0" max. x 12' 2" max. (4.57m x 3.71m)

**En-Suite Shower Room**

8' 5" x 4' 0" (2.57m x 1.22m)

**Bedroom 2**

13' 0" x 10' 10" (3.96m x 3.30m)

**Rear Balcony**

10' 10" x 6' 7" (3.30m x 2.01m)

**Bedroom 3**

11' 8" x 10' 10" (3.56m x 3.30m)

**Front Balcony**

10' 10" x 5' 11" (3.30m x 1.80m)

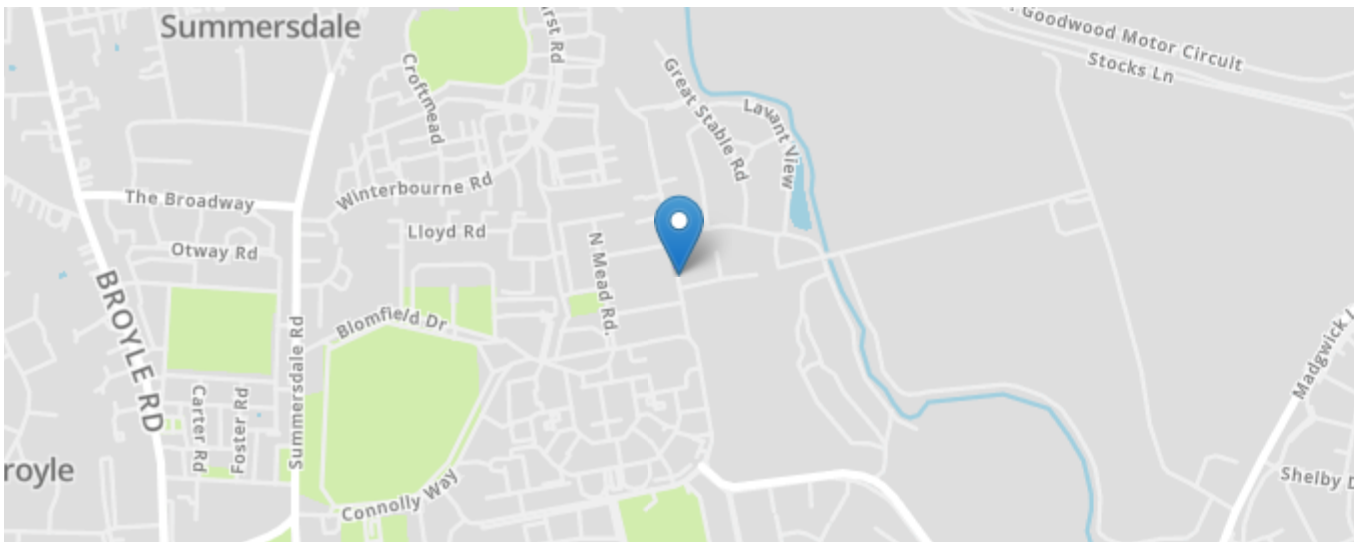
**Bedroom 4**

12' 1" max. x 8' 8" max. (3.68m x 2.64m)

**Bathroom**

8' 5" x 7' 0" (2.57m x 2.13m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</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.