

£116,000 Shared Ownership

Pengelly Gardens, Littlehampton, West Sussex BN17 7BD



- Guideline Minimum Deposit £11,600
- Two Storey, Mid Terrace House
- Spacious, Open-Plan Kitchen/Reception
- Bathroom plus Downstairs WC
- South-West-Facing Rear Garden
- Guide Min Income Dual £34.1k | Single £40.4k
- Approx. 848 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Off-Street Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £290,000). This attractive, part-tiled house is in the Wick suburb of Littlehampton. The mid-terrace property has a gated front garden and a ground floor which is mostly devoted to a full-length (twenty-eight foot) reception room with a smart and spacious open-plan kitchen area. There is an under-stairs storage cupboard and a small rear hall provides access to a cloakroom/WC as well as to the very well maintained, south west facing rear garden. On the first floor of the house are two generously-sized double bedrooms and a stylish, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with two parking spaces and the town centre or railway station can also be easily reached by brief bike ride. The nearest primary school was Ofsted-reviewed in 2025 and rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/05/2016).

Minimum Share: 40% (£116,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £499.83 per month (subject to annual review).

Service Charge: £27.53 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Guideline Minimum Income: Dual - £34,100 | Single - £40,400 (based on minimum share and 10% deposit).

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

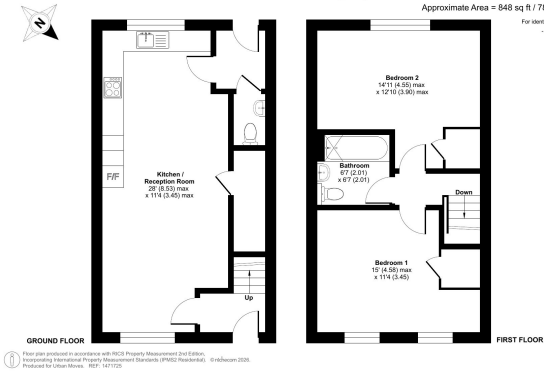
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.

DIMENSIONS

Pengelly Gardens, Littlehampton, BN17

Approximate Area = 848 sq ft / 78.7 sq m

For identification only
- Not to scale



GROUND FLOOR

Entrance Hall

Reception

28' 0" max. x 11' 4" max. (8.53m x 3.45m)

Kitchen

included in reception measurement

Rear Hall

W.C.

FIRST FLOOR

Landing

Bedroom 1

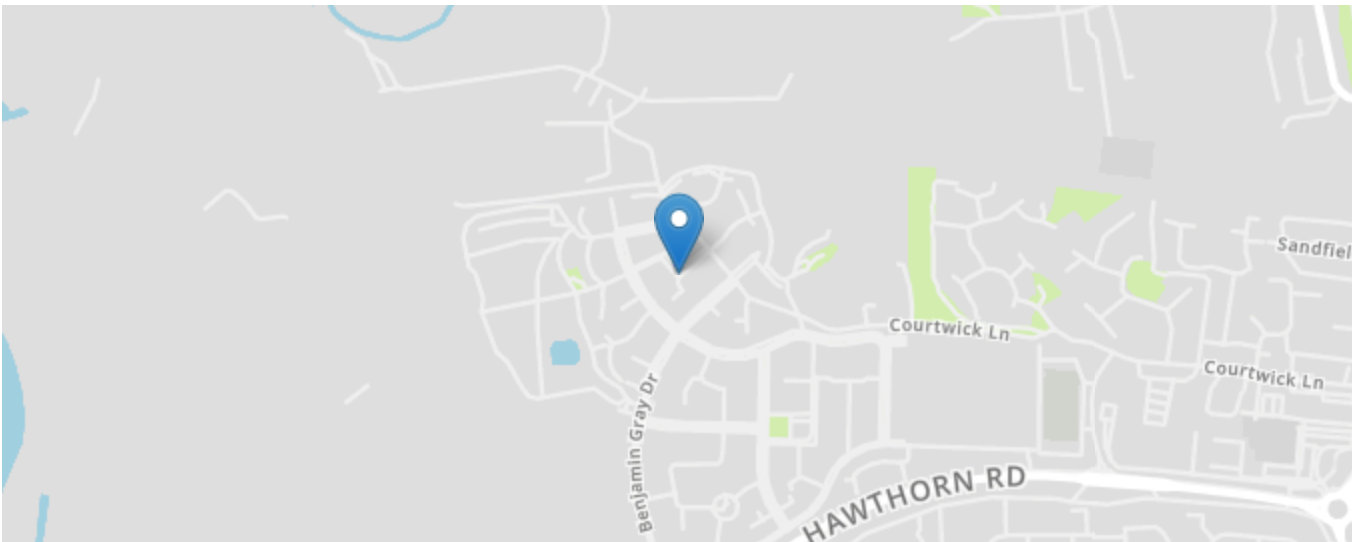
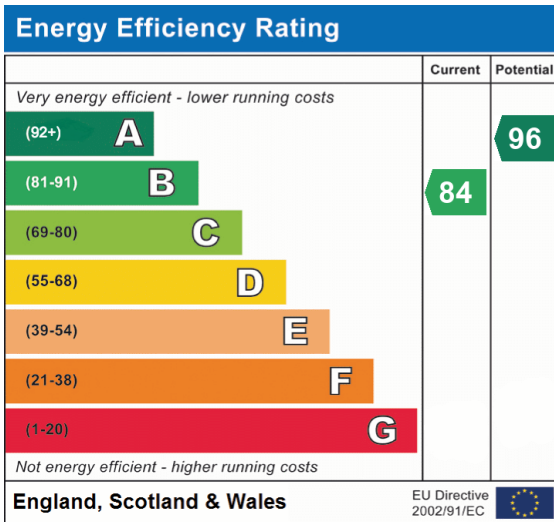
15' 0" max. x 11' 4" (4.58m x 3.45m)

Bathroom

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

Bedroom 2

14' 11" max. x 12' 10" max. (4.55m x 3.90m)



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.