

£96,000 Shared Ownership

Windmill Mews, Barnham, West Sussex PO22 0DR



- Guideline Minimum Deposit £9,600
- Two Storey, Mid Terrace House
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Guide Min Income Dual £34.7k | Single £41k
- Approx. 880 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Rear Garden
- Short Walk from Barnham Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 30% share. Full market value £320,000). An attractive, mid-terrace house only a short walk from Barnham Railway Station. The property has a conventional layout - a good-sized reception room at the front and, at the rear, a spacious kitchen/dining room with walnut-style units. A door opens onto a neatly-maintained, east-facing garden with patio, lawn and timber shed. The garden can also be accessed via a back gate. On the first floor of the house are two generously-sized bedrooms. There is a sleek, modern bathroom plus a downstairs cloakroom/WC. Well insulated walls and roof, modern double glazing and gas central heating make for a very good energy-efficiency rating. The property comes with two forecourt parking spaces. There is a two-car driveway at the side of the house and the A27 offers an easy route to various points along the south coast area as well as connecting to a number of other major roads. The beaches at Climping and Elmer are close enough to be within comfortable cycling distance.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/11/2015). Freehold transferred on 100% ownership.

Minimum Share: 30% (£96,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £597.73 per month (subject to annual review).

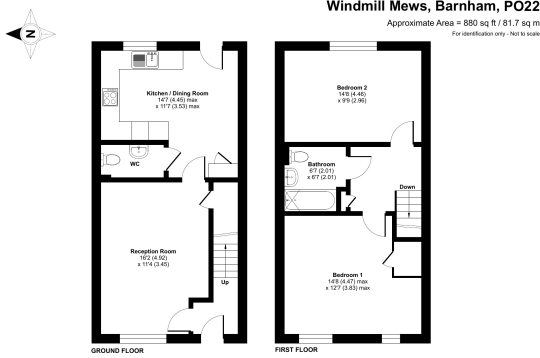
Service Charge: £55.53 per month (subject to annual review).

Ground Rent: £150.00 for the year.

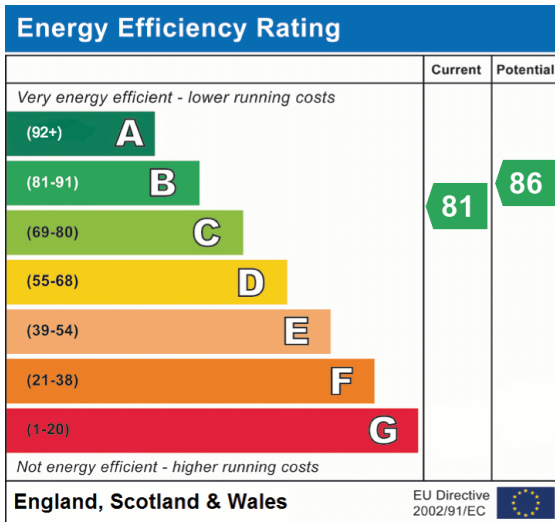
Guideline Minimum Income: Dual - £34,700 | Single - £41,000 (based on minimum share and 10% deposit).

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.



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating the International Property Measurement Standards (IPMS) Residential, October 2018. Produced for Urban Moves. REF: 102329



DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room
16' 2" x 11' 4" (4.92m x 3.45m)

W.C.

Kitchen / Dining Room
14' 7" max. x 11' 7" max. (4.45m x 3.53m)

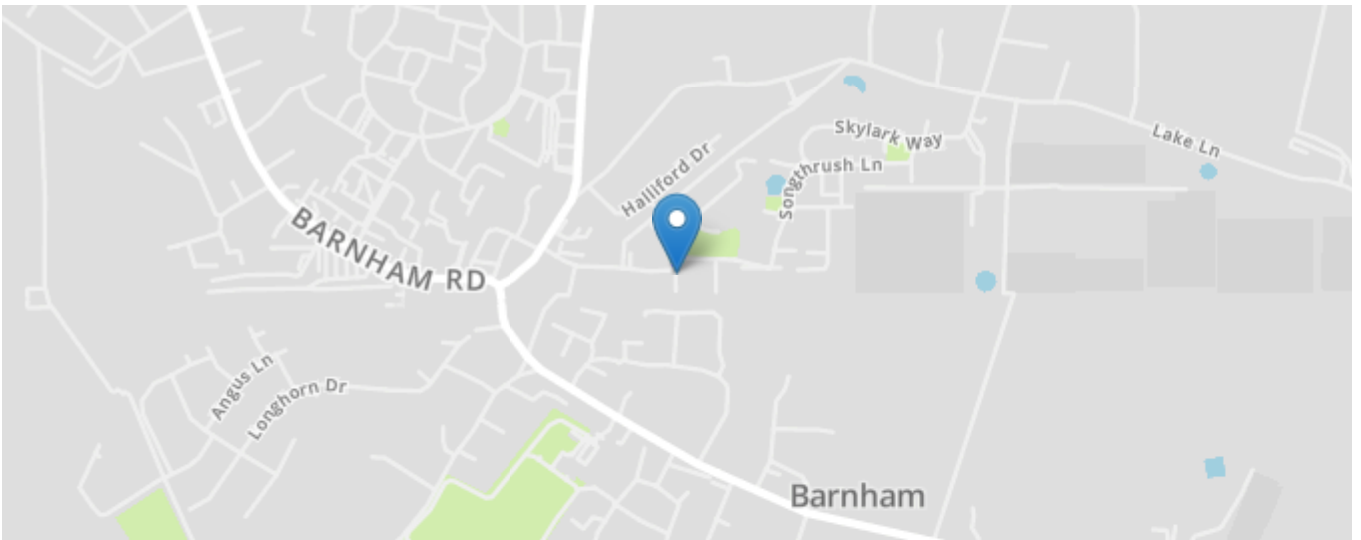
FIRST FLOOR

Landing

Bedroom 1
14' 8" max. x 12' 7" max. (4.47m x 3.83m)

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

Bedroom 2
14' 8" x 9' 9" (4.46m x 2.96m)



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.