urban moves
ALL THE RIGHT VALUES

£91,250 Shared Ownership

Pinewood Way, Chichester, West Sussex PO19 6EH






- Guideline Minimum Deposit £9,125
- Two Storey, End of Terrace House
- Reception plus Kitchen/Dining Room
- Bathroom, Shower Room and Downstairs W.C.
- South Facing Rear Garden
- Guide Min Income Dual £42.3k | Single £48.6k
- Approx. 964 Sqft Gross Internal Area
- Three Bedrooms
- Very Good Energy Efficiency Rating
- Two Allocated, On-Street Parking Spaces

GENERAL DESCRIPTION

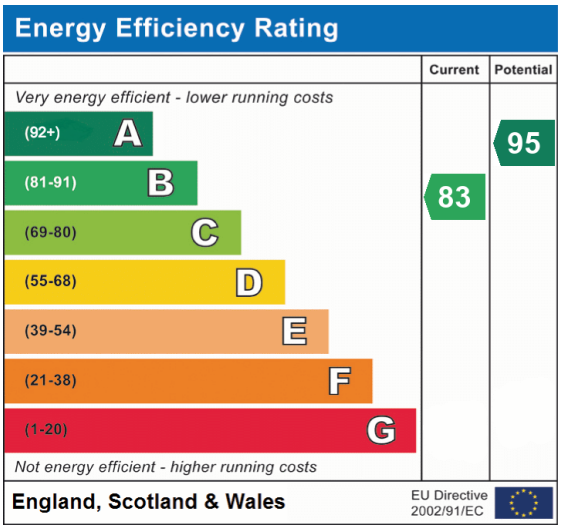
SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £365,000). A great chance to buy a three-bedroom, shared-ownership family home. This attractively-presented, end-of-terrace property has a conventional, modern layout. There is a good-sized reception room at the front, a central cloakroom/WC and a full-width kitchen/dining room at the rear. Patio doors open onto a south-facing garden which can also be accessed via the side gate. On the first floor of the house is a main bedroom with en-suite shower room plus two further bedrooms and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a communal heating and hot water system make for 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 the use of two allocated, on-street parking spaces and the shops and other amenities of the city centre can also be easily reached by bus or bike.

Housing Association: Clarion.
Tenure: Leasehold (125 years from 01/01/2021). Freehold transferred on 100% ownership.
Minimum Share: 25% (£91,250). The housing association will expect that you will purchase the largest share affordable.
Shared Ownership Rent: £804.25 per month (subject to annual review).
Service Charge: £65.83 per month (subject to annual review).
Guideline Minimum Income: Dual - £42,300 | Single - £48,600 (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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DIMENSIONS

GROUND FLOOR

Entrance Hall

Lounge
11' 10" x 10' 8" (3.61m x 3.26m)

W.C.

Kitchen / Dining Room
17' 7" x 9' 7" (5.35m x 2.92m)

FIRST FLOOR

Landing

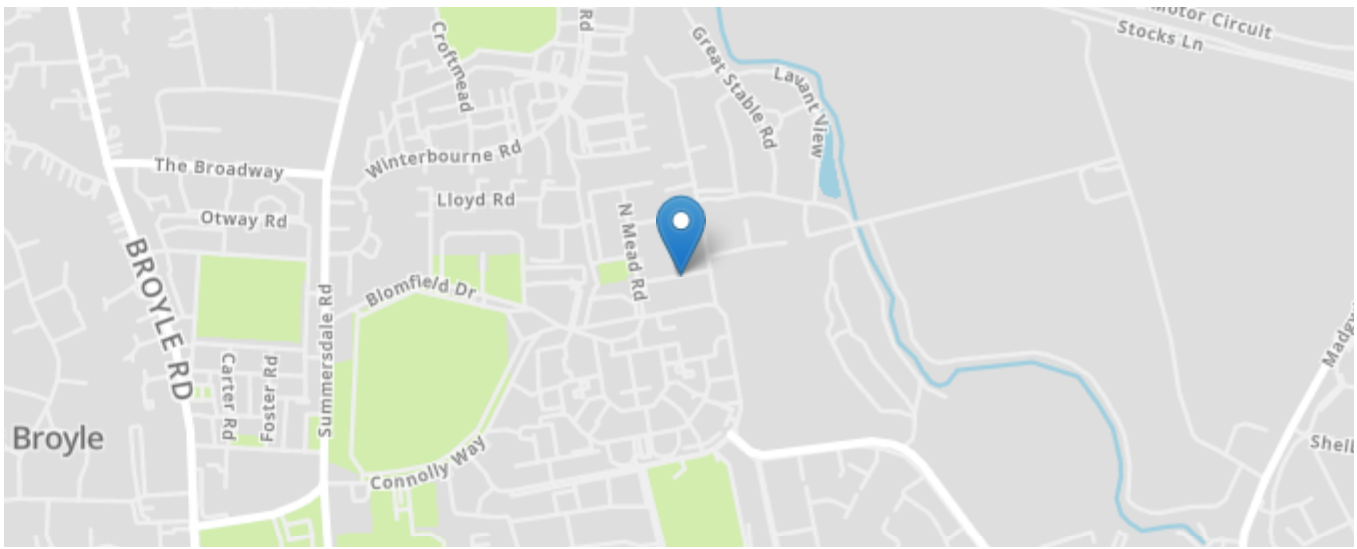
Bedroom 1
12' 2" max. x 10' 2" (3.70m x 3.11m)

En-Suite Shower Room
7' 7" max. x 4' 11" max. (2.31m x 1.50m)

Bedroom 2
14' 6" max. x 9' 3" min. (4.42m x 2.83m)

Bedroom 3
8' 11" max. x 8' 0" max. (2.71m x 2.44m)

Bathroom
7' 0" max. x 6' 6" max. (2.13m x 1.98m)



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.