

£343,000 Shared Ownership

Pinewood Way, Chichester, West Sussex PO19 6EH



- Guide Min Income Dual £76k (20% £68.6k Deposit)
- Three Storey, Three Bedroom, Mid Terrace House
- Bathroom + Two Shower Rooms + Cloakroom
- South/South-East-Facing Rear Garden
- Guide Min Income Single £77.5k (30% £103k Deposit)
- Approx. 1733 sqft Gross Internal Area
- Full Width Balcony
- Integral Garage plus Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £490,000). A rare chance to buy such a spacious shared-ownership family home. This recently-constructed, mid-terrace property has a storage cupboard and cloakroom just off the entrance hall and an attractive kitchen/dining room featuring integrated appliances and patio doors that lead out to the south/south-east-facing rear garden. Upstairs is a reception room with a pair of double doors and a full-width balcony. All three bedrooms are generously-sized, two of them benefitting from en-suite shower rooms while the third has easy access to the bathroom. The garage includes a utility area and there is space for an additional car on the front driveway. Modern insulation standards, high performance glazing and a communal heating/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 shops and other amenities of the city centre can be reached by brief bike ride.

Housing Association: Clarion.

Tenure: Leasehold (250 years from 01/01/2021).

Share Available: 70% (£343,000).

Shared Ownership Rent: £370.20 per month (subject to annual review).

Service Charge: £81.73 per month (subject to annual review).

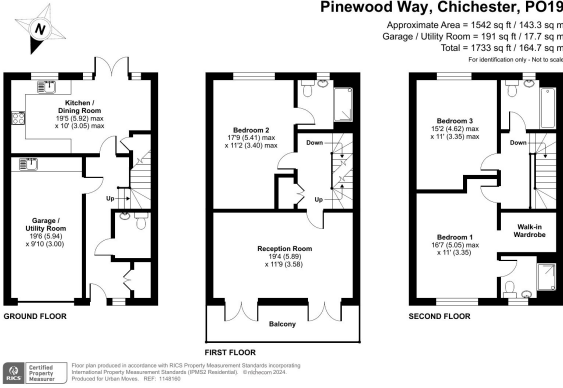
Guideline Minimum Income: Dual - £76,000 (based on minimum share and 20% deposit) | Single - £77,500 (based on minimum share and 30% deposit).

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.

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Approximate Area = 1542 sq ft / 143.3 sq m
Garage / Utility Room = 151 sq ft / 17.7 sq m
Total = 1733 sq ft / 164.7 sq m
For identification only - Not to scale



DIMENSIONS

GROUND FLOOR

- Entrance Hallway**
- Garage / Utility Room**
19' 6" x 9' 10" (5.94m x 3.00m)
- Cloakroom**
- Kitchen / Dining Room**
19' 5" max. x 10' 0" max. (5.92m x 3.05m)

FIRST FLOOR

- Reception Room**
19' 4" x 11' 9" (5.89m x 3.58m)

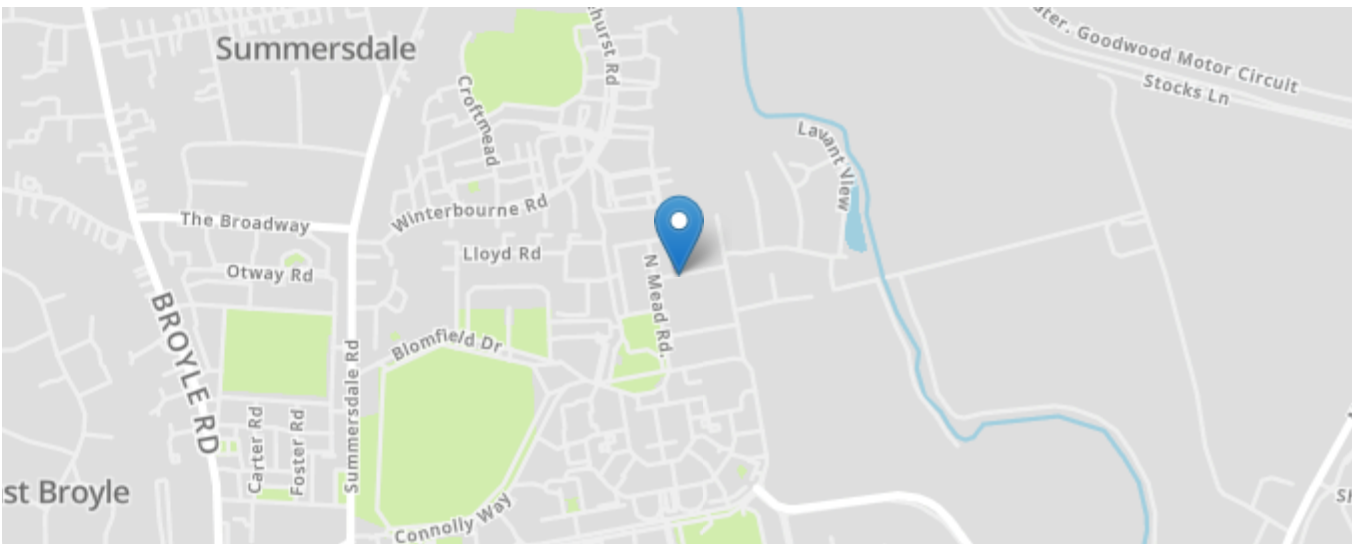
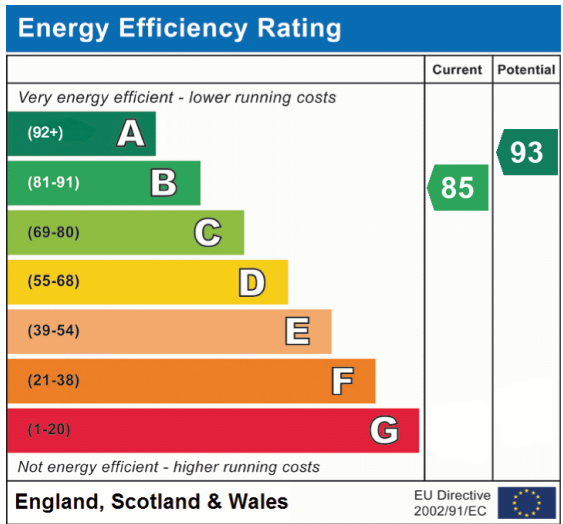
Balcony

- Bedroom 2**
17' 9" max. x 11' 2" max. (5.41m x 3.40m)

En-Suite Shower Room

SECOND FLOOR

- Bedroom 1**
16' 7" max. x 11' 0" (5.05m x 3.35m)
- En-Suite Shower Room**
- Walk-In Wardrobe**
- Bedroom 3**
15' 2" max. x 11' 0" max. (4.62m x 3.35m)
- Bathroom**



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.