

## £290,500 Shared Ownership

Longley Road, Chichester PO19 6DB



- Guideline Minimum Deposit £29,050
- Three Storey, Three Bedroom, Mid Terrace House
- Three Good-Sized Double Bedrooms
- Rear Garden
- Guide Min Income - Dual £66.4k Single £76.6k
- Approx. 1046 Sqft Excluding Eaves Storage
- Bathroom plus Ground-Floor WC
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 70% share. Full market value £415,000). A smartly-presented, three-bedroom house built on the former Graylingwell Hospital site. This three-storey, mid-terrace property is modern in style but fairly traditional in layout - a kitchen at the front, a central cloakroom/WC and a full-width reception/dining room at the rear. Patio doors lead out to the garden, which can also be accessed via a back gate. On the first floor of the house is a spacious main bedroom plus a good-sized second bedroom and an attractive, naturally-lit bathroom. There is a third double bedroom plus extensive eaves storage on the top floor. Well insulated walls and roof, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. The property comes with use of an allocated parking space and is also within comfortable walking distance or short bus/cycle ride of the excellent range of shops and other amenities to be found in the city centre. Nearby Havenstoke Park offers green, open space to enjoy as well as the popular Pavilion Cafe. Ofsted list four primary schools within a mile radius, all rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2013). Freehold transferred on 100% ownership.

**Share Available:** 70% (£290,500).

**Shared Ownership Rent:** £302.57 per month (subject to annual review).

**Service Charge:** £70.92 per month (subject to annual review).

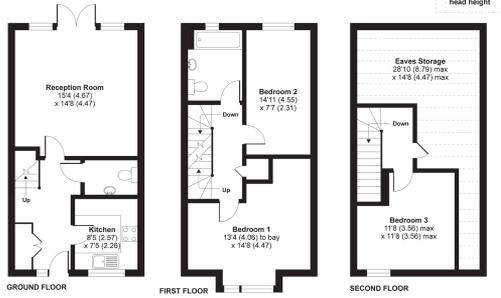
**Guideline Minimum Income:** Dual - £66,400 | Single - £76,600 (based on minimum share and 10% deposit).

**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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APPROX. GROSS INTERNAL FLOOR AREA 1046 SQ FT 97.2 SQ METRES (EXCLUDES EAVES)



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These areas are for representative purposes only and should not be used as a basis for any legal proceedings. Specifics are given in the final report for the property. Figures on this plan are given in feet and inches for clarity. Figures are given in metres and centimetres for reference only and should not be used as a basis of calculation.

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## DIMENSIONS

### GROUND FLOOR

Entrance Hall

Kitchen

8' 5" x 7' 5" (2.57m x 2.26m)

W.C.

Reception Room

15' 4" x 14' 8" (4.67m x 4.47m)

### FIRST FLOOR

Landing

Bedroom 1

13' 4" to bay x 14' 8" (4.06m x 4.47m)

Bedroom 2

14' 11" x 7' 7" (4.55m x 2.31m)

Bathroom

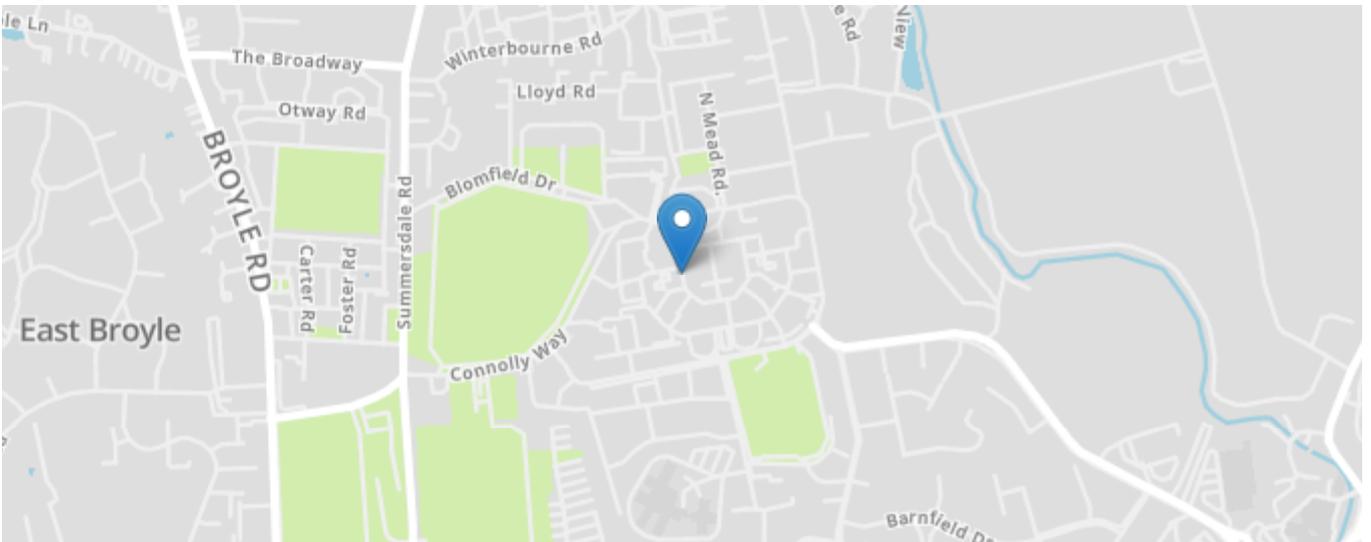
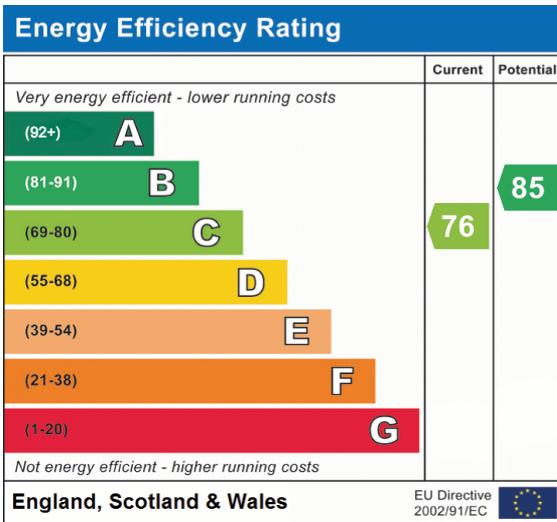
### SECOND FLOOR

Bedroom 3

11' 8" max. x 11' 8" max. (3.56m x 3.56m)

Eaves Storage (low ceiling height)

28' 10" max. x 14' 8" max. (8.79m x 4.47m)



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.