

## £105,000 Shared Ownership

New Church Road, Hove, East Sussex BN3 4DN



- Guideline Minimum Deposit £10,500
- Second Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Short Walk from the Beach
- Guide Min Income Dual £39.9k | Single £46.2k
- Approx. 792 Sqft Gross Internal Area
- Two Balconies
- Railway Stations Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £420,000). A well-presented and well-proportioned flat on the second floor. The property has a reception room with double doors that open onto a south/south-west-facing balcony. The reception room also provides access to the spacious kitchen. There is an additional balcony accessible from the larger of the two bedrooms. This room is currently subdivided into two separate sleeping areas. The second bedroom is a generously-sized double. Modern insulation standards, double glazing and gas central heating make for a very good energy-efficiency rating. The local infant school is Ofsted-rated 'Outstanding' and there are other highly-rated schools in the surrounding area. There are shops further along Church Road as well as on nearby Portland Road and the part-pedestrianised George Street. The beach is only a short stroll south and both Aldrington Station and Hove Station are within comfortable walking distance. The centre of Brighton and its railway station can be easily reached via cycle or local bus.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 03/03/2008).

**Minimum Share:** 25% (£105,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £530.84 per month (subject to annual review).

**Service Charge:** £175.14 per month (subject to annual review).

**Ground Rent:** £200.00 for the year.

**Guideline Minimum Income:** Dual - £39,900 | Single - £46,200 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Brighton & Hove City 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. Pets not permitted (except assistance animals). There is no parking space offered with this property.

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Reception Room

15' 6" x 14' 3" (4.72m x 4.34m)

#### Balcony

#### Kitchen

12' 10" x 7' 8" (3.91m x 2.34m)

#### Bedroom 1

13' 4" max. x 11' 2" (4.06m x 3.40m)

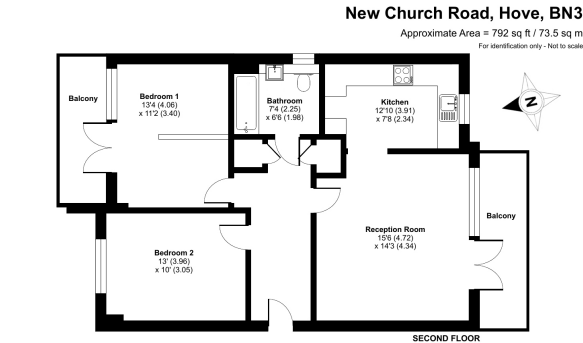
#### Balcony

#### Bedroom 2

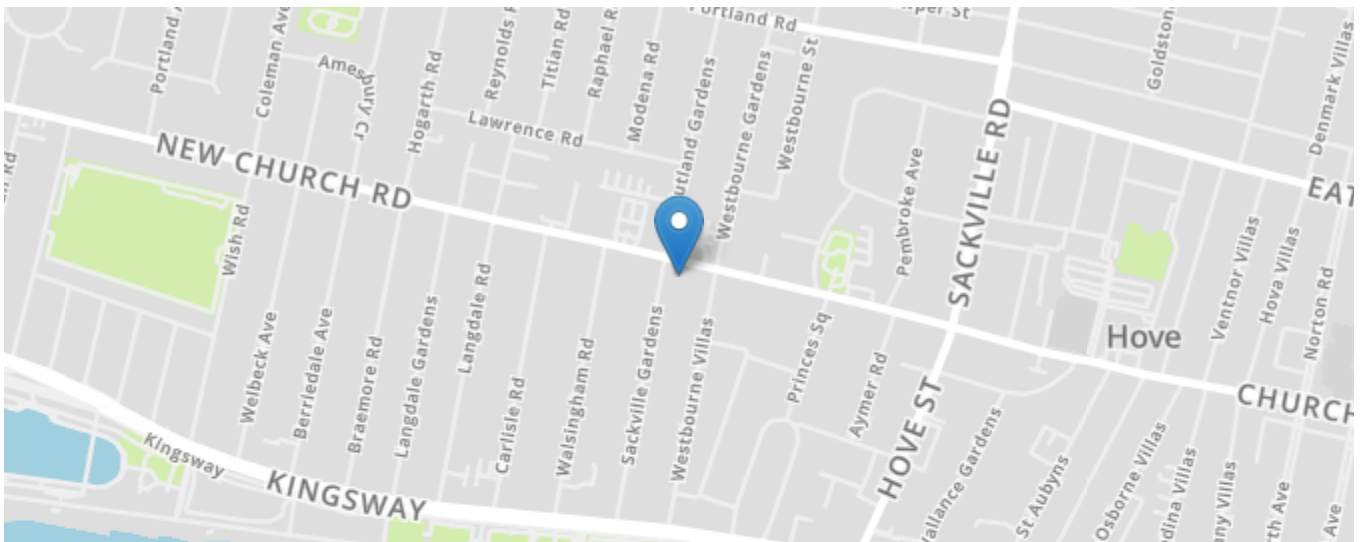
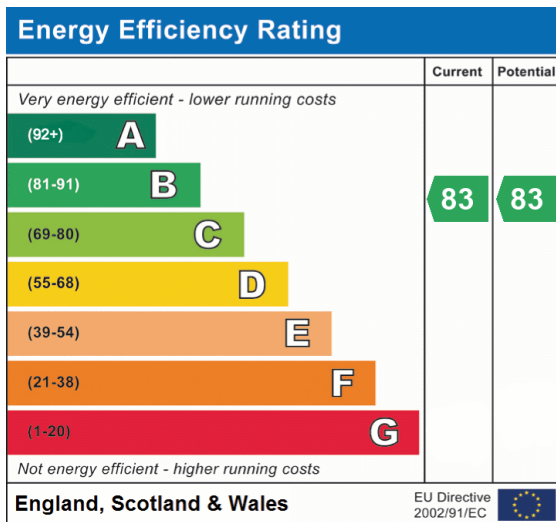
13' 0" x 10' 0" (3.96m x 3.05m)

#### Bathroom

7' 4" max. x 6' 6" max. (2.24m x 1.98m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©urbanmoves 2025. Produced for Urban Moves, RDP - 1254322



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.