



2, School Court

Kirdford | West Sussex | RH14 0PP |

EPC RATING= D.
COUNCIL TAX= C.

This two bedroom terraced bedroom house is an ideal opportunity to get on to the property ladder with a Housing Association. It is being sold under the shared ownership scheme whereby you purchase a share in the property and pay a reduced rent on the remaining equity.

Term remaining on lease: 105 years

Property features:

Two allocated parking spaces
Private garden
Fitted kitchen
Electric heating
Double glazing
Over-bath shower
Downstairs WC

Kitchen: 2.86m x 3.04m

Living room: 4.87m x 3.07m

Bathroom: 2.56m x 2.10m

Bedroom 1: 3.93m x 3.2m

Bedroom 2: 3.77m x 2.74m

Garden: 17m x 5m

Purchase Requirements:

Demonstrate you meet the minimum income requirements.
Demonstrate a deposit sufficient to obtain a mortgage for the property.
Costs:

Full Market Price: £400,000

Minimum Share: 35%

Share Value: £140,000

Monthly Rent: £367.90

Service Charge pcm (including buildings insurance): £61.96

Next rental increase: April 2025

What is shared ownership?

Shared ownership is a scheme designed to help those who wouldn't otherwise be able to purchase a home of their own. This may be because you can't meet the full mortgage repayments, save a sufficient deposit, or both. With shared ownership, you buy a percentage of your home and pay a reduced rent on the share you don't own

This property has restricted staircasing to ensure the property remains affordable for future generations of local people.

How does shared ownership work?

You will buy a percentage share of a home, independently priced at market value. The Housing Association will charge you rent on the share you don't own plus a service charge. This service charge covers things like buildings insurance and estate maintenance.



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Important Notice

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

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4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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