

SHARED OWNERSHIP

£160,000

30 Bosham Gardens

Emsworth, PO10 7FH

PROPERTY SUMMARY

Offered via the Shared Ownership scheme is this three bedroom modern house built c.2022. £160,000 is for a 40% share in the property with a full value of £400,000. The property has an open plan kitchen/diner, downstairs WC, separate living room, three well-proportioned bedrooms and bathroom suite. Externally there is a South Facing rear garden with gated rear access leading to an allocated parking space and carport. Located on the popular Saxon Corner estate, a Barratt Homes development in Emsworth. The property is approx. a mile from both Emsworth and Havant town centres with a variety of shops, cafes, restaurants and harbourside walks. Transport links are excellent with the A27 to Portsmouth and Chichester and the A3 to Petersfield. A great choice of local schools, nurseries and colleges can be found nearby. This is based on a 40% share of the property with the combined monthly rent and service charge payable of £749.57 pcm. 120 years remaining on the lease.

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HALLWAY

LOUNGE 15' 7" x 10' 11" (4.75m x 3.33m)

KITCHEN / DINER 15' 7" x 12' 1" (4.75m x 3.68m)

WC 6' 7" x 5' (2.01m x 1.52m)

LANDING

BEDROOM ONE 15' 7" x 12' 8" (4.75m x 3.86m)

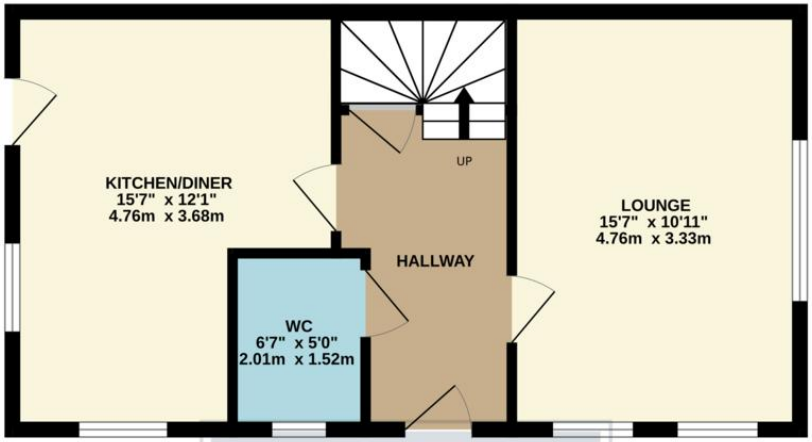
BEDROOM TWO 12' 0" x 8' 7" (3.66m x 2.62m)

BEDROOM THREE 13' 6" x 6' 7" (4.11m x 2.01m)

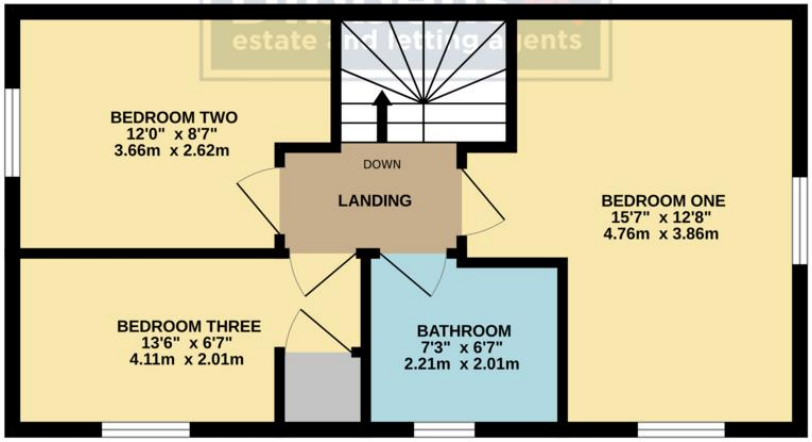
BATHROOM 7' 3" x 6' 7" (2.21m x 2.01m)

GARDEN

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

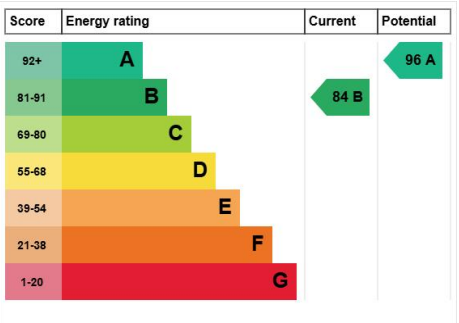
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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