



ANGMERING

CommunityLandTrust



Swallows Gate

Dappers Lane, Angmering

Shared Ownership Houses



Swallows Gate

Located off a leafy country lane in Angmering village, a brief walk from the village centre, Swallows Gate is a small development of 18 houses built by GD Homes. Angmering Community Land Trust is pleased to offer shared ownership of a two bedroom terraced house and a three bedroom semi-detached house.

Eligibility

Applicants must demonstrate that they are in need of suitable permanent housing and are unable to afford to pay the market price for reasonably suitable permanent housing for outright sale.

To determine your eligibility you must complete this Arun District Council form: https://www1.arun.gov.uk/external/Housing_CLTrust.ofml

You must also register your interest with Angmering CLT by downloading this form: [ACLT Register of Interest Form](#)

An applicant's income cannot be more than £54,000 for the purchasing of a 50% share of a 2 bedroom or £65,000 for a 50% share of a 3 bedroom property. Rent will be payable to Angmering CLT on the 50% share not purchased.

About us

Angmering Community Land Trust is a Community Benefit Society registered with the Financial Conduct Authority. We are formed for the benefit of the community to operate as a not for profit organisation that develops housing or other assets at permanently affordable levels for long-term community benefit.

About the houses

The houses are finished to a high standard with kitchens fully fitted with a range of integrated appliances. Heating and hot water is provided by energy efficient Mitsubishi air source heat pumps. Underfloor heating is installed by New Heat to ground and first floor rooms to give a comfortable, maintenance free environment whilst creating space where radiators are not required.

Highly insulated energy efficient houses with white PVCu double glazed windows.

Angmering Village

Angmering village has a good collection of schools, picture perfect cottages and grand grade II listed buildings set around the village square.

The village has good transport links with regular bus services, a train station and easy access to the A27 trunk road.

VILLAGE
CENTRE
0.6
MILES

BEACH &
SEAFRONT
2.4
MILES

GATWICK
AIRPORT
33
MILES

TRAIN TO
LONDON
100
MINUTES

Two bedroom, end of terrace house on the right with a large garden

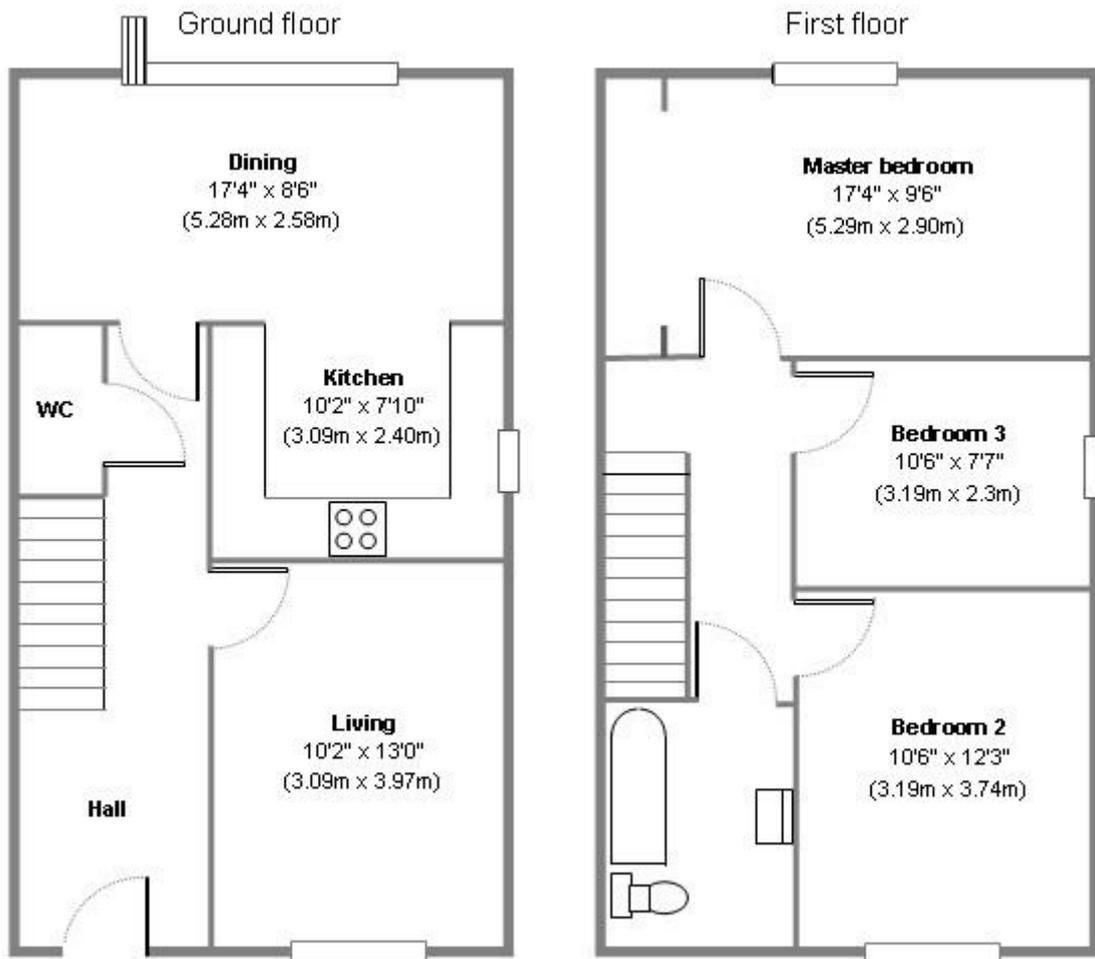


Three bedroom house on the left.

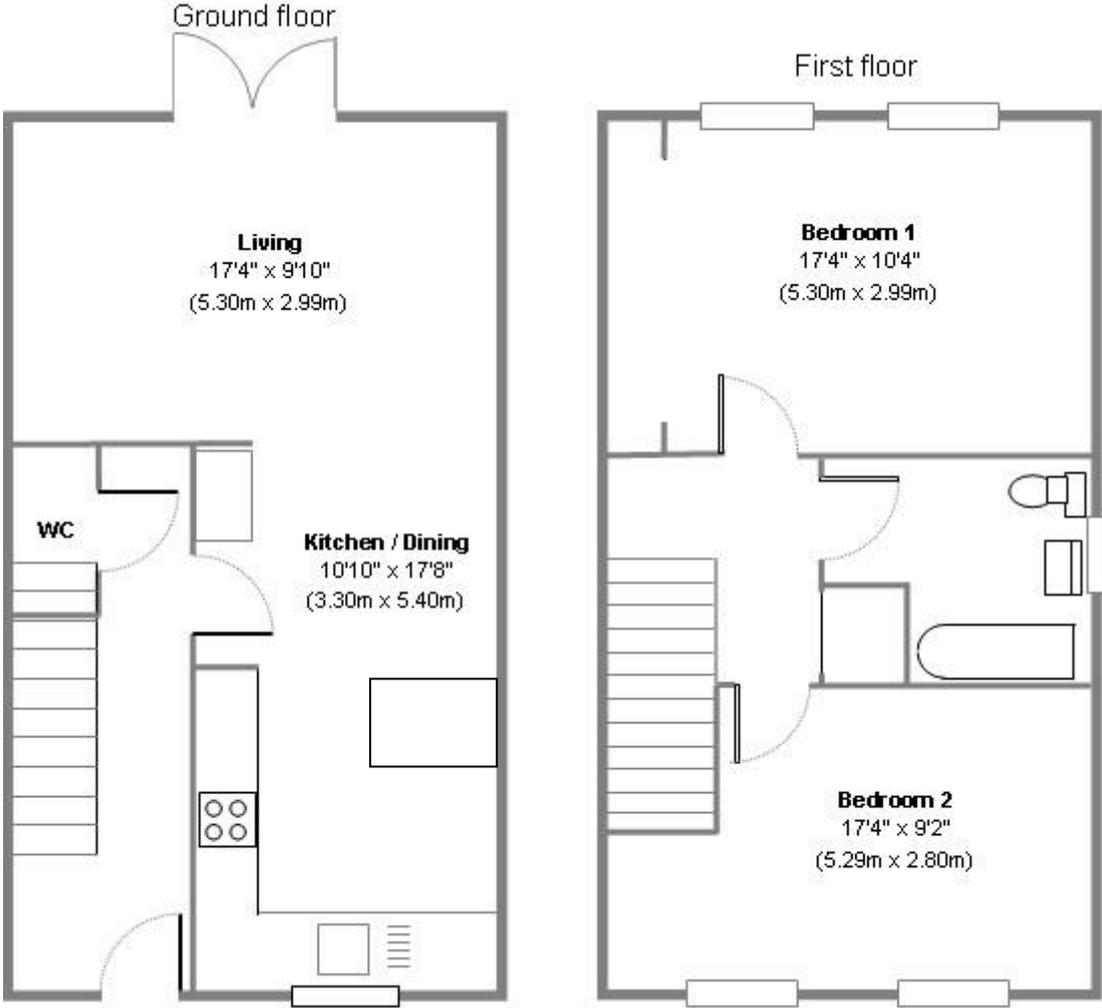


House type	2 bed end of terrace	3 bed semi-detached
Address	Plot 4 Swallows Gate, Dappers Lane, Angmering BN16 4QG	Plot 18 Swallows Gate, Dappers Lane, Angmering BN16 4QG
Floor area	79m ²	93m ²
Full Market Value	£335,000	£385,000
Share of Ownership	50% = £167,500	50% = £192,500
Rent pcm	£418.75	£481.25
Service charge	Included	Included
Ground rent	N/A	N/A
Leasehold term	TBA	TBA

Floor plans: - three bedroom semi-detached



Floor plans: - Two bedroom end of terrace



Specification

Lifestyle

- Under floor heating on the ground floor and first floor with hot water via low carbon ultra-efficient Mitsubishi air source heat pump, controllable from anywhere in the world
- Superfast business fibre broadband direct to all homes [subject to subscriber's application/connection]
- 10 year warranty NHBC

Entrance Hall

- Ecotex slip resistant vinyl flooring
- Staircases with Oak balustrades
- Under stair storage
- Down lights

Cloakroom

- Waterfall tap, sink
- WC
- Ecotex vinyl flooring
- Down lights

Reception Room

- Quality Carpet
- Under floor heating
- Down lights

Kitchen

- Custom designed Shaker kitchen units with island, worktops and integrated bins
- Stainless steel sinks
- Integrated Hotpoint electric oven and induction hob
- Integrated extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine/dryer
- Pendant light and downlighters
- Ecotex vinyl flooring

Bedrooms

- Wardrobe Space
- Quality carpeting
- Under floor heating
- Down lights

Bathroom

- Nigella waterfall taps
- Walls tiled with ceramics
- Ecotex slip resistant vinyl flooring
- Shaver socket
- Heated towel rail
- Under floor heating
- Down lights
- Rainwater shower

Landing

- Airing cupboard with fitted shelves

Security/Energy Efficiency

- Multi-point locking and spy hole to entrance doors
- Fully integrated smoke and fire alarm system
- Double glazed windows. Highly insulated, energy efficient house

Communications

- Data cabling and TV points in living areas and all bedrooms
- Ample telephone points

Outside space

- Off road parking
- Outside tap
- Turfed gardens
- Front and rear external lights
- External power point

Site plan



Angmering Village



Images and site plans courtesy of Cooper-Adams Land and New Homes, Angmering, main selling Agents for Swallows Gate.

These details do not constitute any part of an offer or contract. Any prospective purchaser must satisfy themselves by inspection or otherwise of the accuracy of the information displayed in this brochure or on internet pages. The details contained in this brochure are believed correct at the time of printing. March 2021