



18 Swallows Gate

Dappers Lane, Angmering

Shared Ownership House



Swallows Gate

The Swallows Gate development is a small development of 18 houses in Dappers Lane and a brief walk from the village centre. Angmering Community Land Trust is pleased to offer shared ownership of a two-bedroom end of terraced house with a large garden.

Eligibility

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

The qualifying criteria can be found on the Angmering Community Land Trust website under 'Shared Ownership'. You MUST register your interest with Angmering CLT by downloading and completing the Register of Interest Form.

The Forms will be used to assess the qualifying status of the applicants and those applications with the highest priority will be invited to complete a formal application.

The applicant(s)' household income cannot be more than £80,000 for the purchasing of a 50% share of the house. 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 house is finished to a high standard with a kitchen 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

No 18 is the end of terrace house on the right with a large garden



House type	2 bed End- of-Terrace
Address	No.18 Swallows Gate, Dappers Lane, Angmering BN16 4QG
Floor area	79m ²
Market Value	£365,000
Share of Ownership	50% @ £182,500
Rent pcm	£418.75
Service charge	Included
Ground rent	N/A
Leasehold term	197 years

Floor plans



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
- NHBC warranty to March 2030

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

Bedroom

- 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

Images and site plans courtesy of Cooper-Adams Land and New Homes, Angmering.

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. September 2023