



12 Claremont Gardens, Eastergate PO20 3AD

£85,000 Leasehold



1 Bedroom



1 Bathroom



1 Reception Room



Sims Williams

Key Features

- Retirement Bungalow
- Sitting Room with Patio Doors
- Modern Fitted Kitchen
- Double Bedroom
- Wet Room with Stylish Fixments
- Private Patio Area
- Communal Conservatory & Gardens
- Subsidised On-Site Restaurant
- Weekly Hairdresser
- Courtesy Bus -Tesco

EPC Rating

Current = C

Potential = A

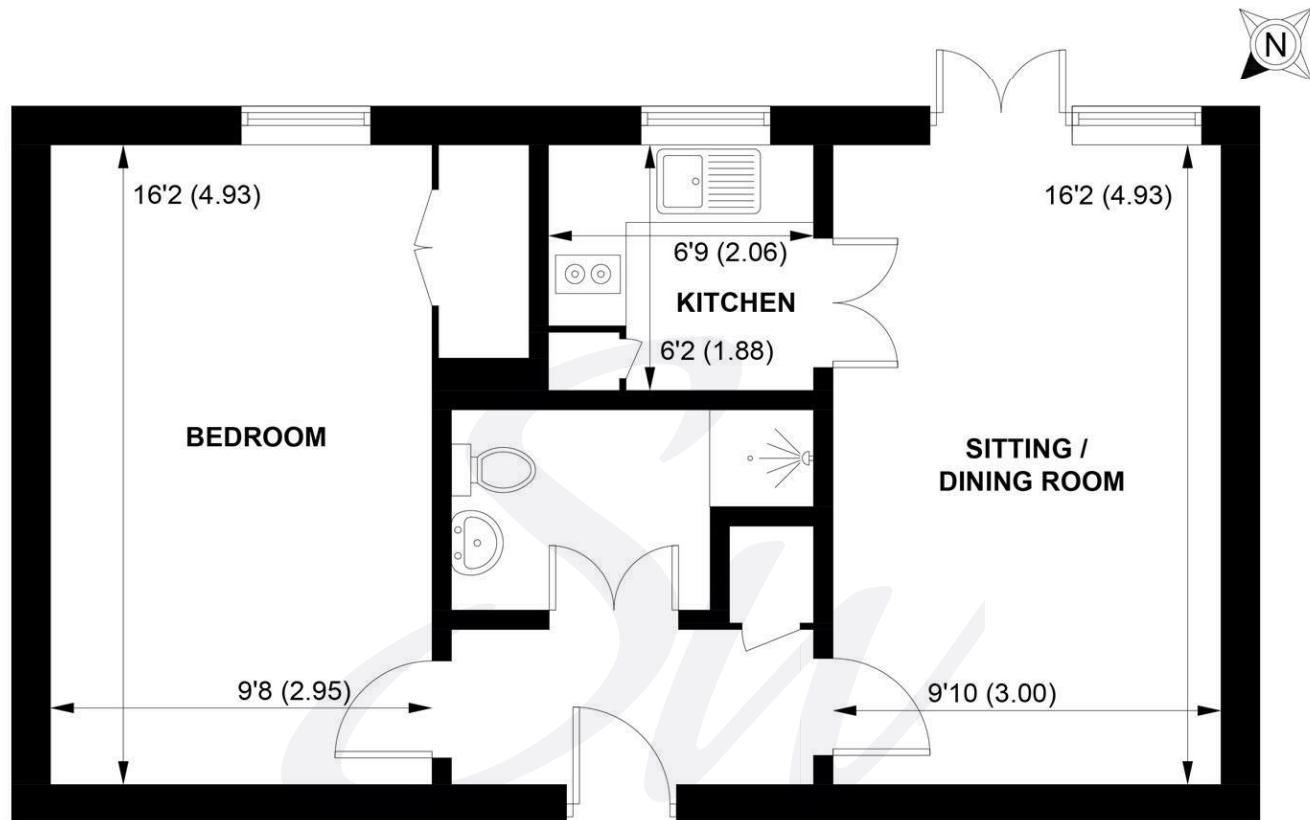
Council Tax Band

Band = B

Tenure - Leasehold

We understand the property is leasehold with a term of 125 years from 2008 with 112 years remaining. Current ground rent is £175.00 every 6 months. Maintenance Service charge is £2,611 every six months (if single occupant) * The maintenance service charge includes gas, electric and water bills. Maintenance of the property such as window cleaning and landscaping is also included.





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 485 SQ FT / 45.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams



simswilliams.co.uk

CHICHESTER

8-9 Southgate
Sales 01243 787868
Lettings 01243 836055
chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade
Sales 01243 551368
Lettings 01243 836055
walberton@simswilliams.co.uk

ARUNDEL

8a High Street
Sales 01903 885678
Lettings 01903 881133
arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street
Sales 01243 862626
Lettings 01243 836055
bognor-regis@simswilliams.co.uk

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.