

CHARLES PECK

Sales • Lettings • Valuers



12 Claremont Gardens, Fontwell Avenue, Eastergate, PO20 3AD
£165,000

An attractively situated retirement cottage which has been recarpeted throughout, with direct access to the communal gardens.

Entrance hall | Lounge | Kitchen | Double bedroom | Wet room | Patio |
Underfloor heating | Double glazing

Laundry room | Lunch served daily | Guest suites | Estate Manager | Residents lounge | Care alarm system | Communal gardens

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: homes@charlespeck.co.uk

www.charlespeck.co.uk

Location

Claremont Gardens stands in an excellent position opposite Fontwell Racecourse and between Chichester and Arundel. There are local facilities in Barnham including doctors surgery, shops and mainline railway station with services to London Victoria. Nearby, Arundel and Chichester offer excellent further facilities and it is close to the Downs with sporting and other activities at Goodwood and also very near to the coast.

Entrance hall 8'10 x 3'11 (2.69m x 1.19m)

Lounge 16'3 x 9'11 (4.95m x 3.02m)

With French door opening to the patio with communal gardens beyond.

Kitchen 7'0 x 6'9 (2.13m x 2.06m)

With window, fitted drawers and cupboards, stainless steel sink unit, integrated fridge and two ring ceramic hob.

Double bedroom 16'3 x 9'8 (4.95m x 2.95m)

With window and built-in wardrobe.

Wet room 8'10 x 5'1 (2.69m x 1.55m)

With walk-in shower, wash basin and WC.

Claremont Gardens

The cottage benefits from a private patio with gardens beyond. Residents may also take advantage of the shared use of the laundry facilities, conservatory and mature garden and grounds. There is ample non-allocated parking and a dining room serving lunch every day. Two guest suites are available for residents to book for visitors and an Estate Manager is on site Monday to Friday.

Council tax band

B

Tenure

We understand the property to be leasehold for 125 years from 2008. A purchaser would have to ask their solicitor to check these details.



Ground rent

£350 per annum. A purchaser would need to ask their solicitor to check these details.

Service Charge

- One bed single occupancy - £4,564.34 per annum.

- One bed double occupancy - £5,232.82 per annum.

This covers heating, electricity, water and sewerage rates, buildings insurance, cleaning and lighting of common parts, garden maintenance, services of the Estate, window cleaning, community alarm service and subsidised on-site restaurant. A purchaser would need to ask their solicitor to check these details.

General remarks

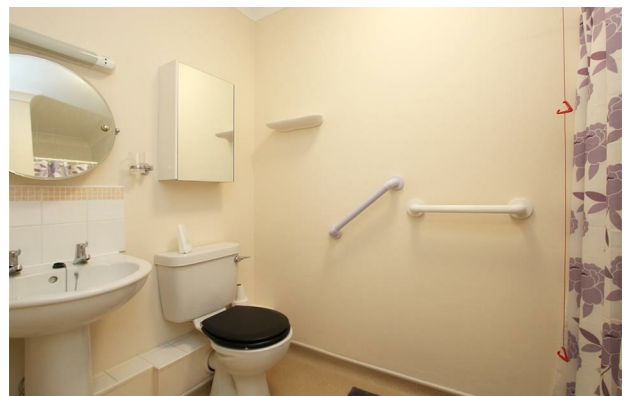
To view please telephone us on 01243 816666 to make an appointment.

Note

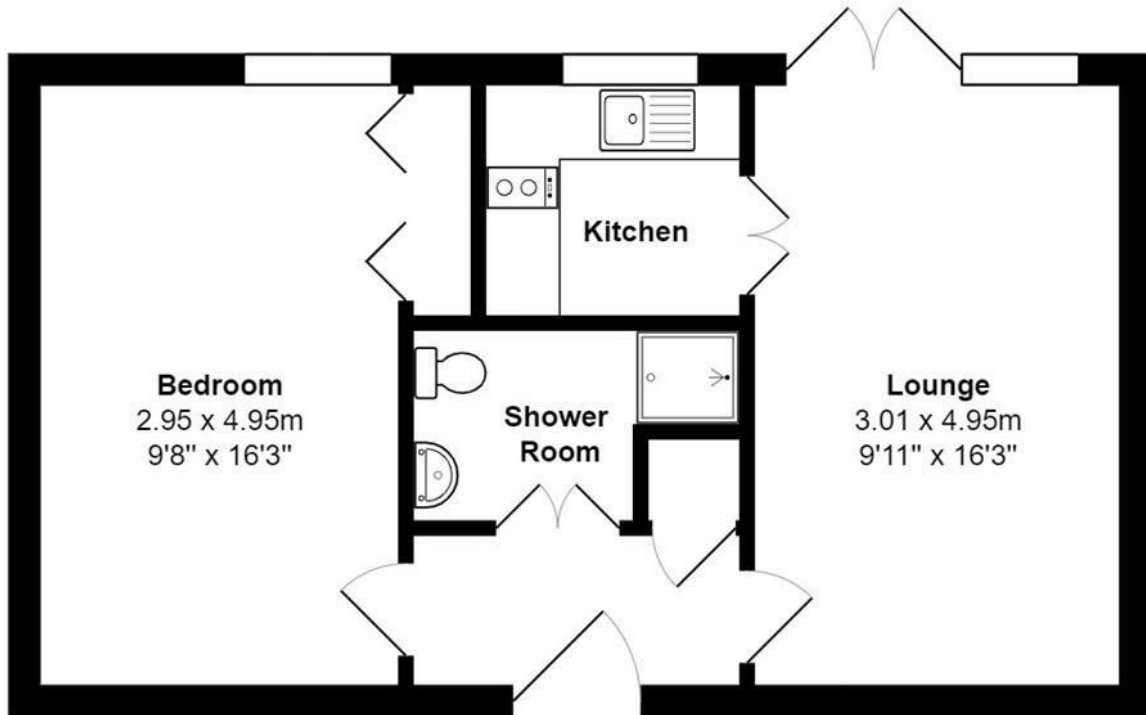
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 44.1 m² ... 475 ft²

All measurements are approximate and for display purposes only