



9 Claremont Gardens , Eastergate, PO20 3AD

Guide Price £76,500 Leasehold



1 Bedroom



1 Bathroom



1 Reception Room



Key Features

- For Sale By Method of Modern Auction
- Retirement Bungalow
- Sitting Room with Patio Doors
- Modern Fitted Kitchen
- Double Bedroom
- Modern Shower/Wet Room
- Private Patio Area
- Communal Conservatory & Gardens
- Subsidised On Site Restaurant
- Chain Free Sale

EPC Rating

Current = C

Potential = B

Council Tax Band

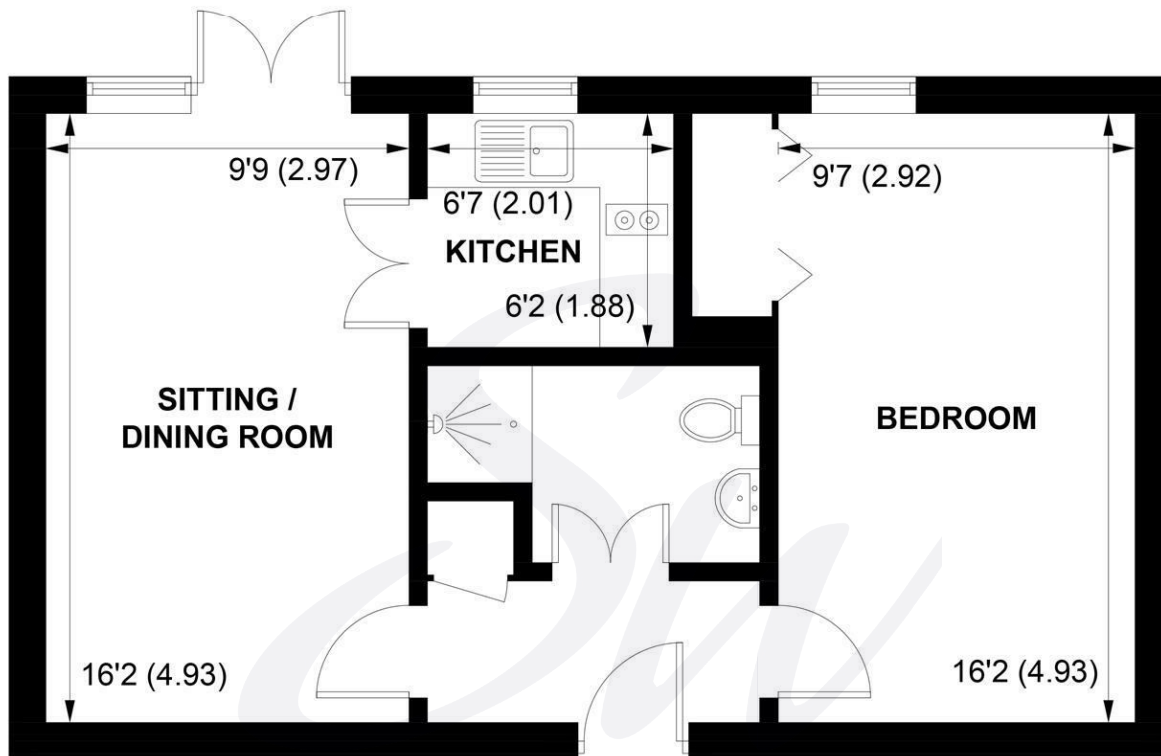
Band = B

Tenure - Leasehold

Ground rent: £175 every six months (£350 per annum), payable to Royal Bay Care Homes Ltd.

Service charge: £2,716.20 every six months (comprising management costs of £1,725.83 and energy costs of £990.37), totalling £5,432.40 per annum. The management company is Claremont Gardens Management (Fontwell) Ltd.





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 475 SQ FT / 44.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams



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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.