

Ground Floor

Total Approx. Floor Area 577 ft<sup>2</sup> ... 53.6 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by 1st Image 2025.

**Tenure:** Leasehold – We are advised that there are approximately 995 years remaining on the lease (999 years from 01/04/2021). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Rent - N/A on 75% Shared Ownership

Service Charge - £300.44 per month OR £257.32 per month should you choose to defer the sinking fund element of the service charge and pay it on resale.

Support Charge (Housing Related) - £12.03 per month

Management Fee - (included in the service charge)

Ground Rent - Peppercorn

Council Tax Band – B

Energy Efficiency Rating - B

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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## 5 Monaveen, Peckham Chase, Eastergate, Chichester PO20 3BD £130,000 for 75% Share – Leasehold

Glyn-Jones



**Glyn-Jones and Company are delighted to present this spacious and well-appointed ground floor age restricted apartment, offered on a 75% shared ownership basis, with the significant advantage of no rent payable on the remaining 25% share. Designed to provide comfortable and convenient living, the property features a generous lounge/diner that enjoys pleasant views across the beautifully maintained communal gardens. Large windows allow plenty of natural light to fill the space, and a patio door leads directly onto a private terrace area, ideal for outdoor seating, potted plants, or simply relaxing.**

The apartment includes a modern fitted kitchen with a good range of units and worktop space. The Jack & Jill style wet room provides easy access from both the hallway and the bedroom, designed with convenience in mind and particularly beneficial for those requiring level-access showering. The double bedroom is notably spacious, with ample room for freestanding furniture. Further features include a useful large storage cupboard, gas-fired central heating and double glazing throughout.

Residents' permit parking is available, providing secure and convenient parking arrangements. The property is offered with no forward chain.

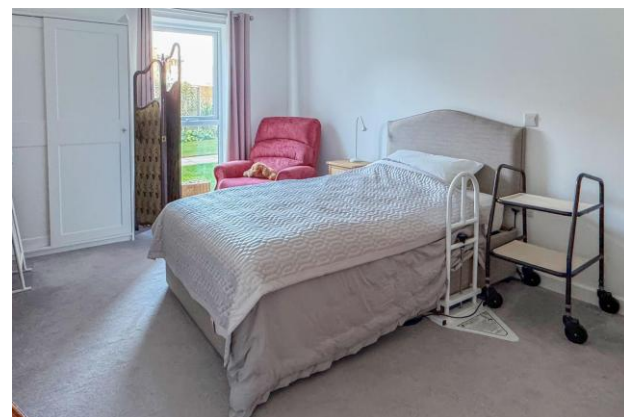
## 5 Monaveen, Peckham Chase, Eastergate, Chichester PO20 3BD £138,750 for 75% Share – Leasehold



The complex offers a range of communal facilities aimed at supporting an active, social, and comfortable lifestyle. These include residents' lounges, landscaped gardens, a restaurant, activity and treatment rooms, a hair and beauty salon, buggy store, and assisted bathing facilities. A guest suite is also available, providing convenient accommodation for visiting family and friends.

Care services are available 24 hours a day, offering reassurance for residents who may require support with daily living while maintaining independence wherever possible. As an extra-care setting, the focus is on promoting autonomy while ensuring professional assistance is on hand if needed.

Overall, Monaveen provides a thoughtfully designed living environment for older adults seeking a combination of independence, security, and community in a pleasant West Sussex setting.



Monaveen is a modern retirement and extra-care living complex located in the village of Eastergate, near Chichester in West Sussex. Set within a semi-rural environment, it offers residents a peaceful setting while remaining close to essential local amenities, public transport links, and nearby towns such as Bognor Regis and Chichester. Its location provides a blend of countryside tranquillity and practical convenience.

Designed for people aged 65 and over or 55 with care need, Monaveen is an extra-care housing scheme that offers both independent living and access to on-site support when needed. The development consists of a mix of one- and two-bedroom apartments. It is operated by Housing 21, with care support delivered on-site.

