

# CHARLES PECK

Sales • Lettings • Valuers



## **11 Claremont Gardens Fontwell Avenue, Eastergate, West Sussex, PO20 3AD**

A bright southerly facing retirement cottage with modern kitchen and direct access to the communal gardens, standing in this popular development.

Entrance hall | Lounge/dining room with French doors opening to the patio | Modern kitchen | Bedroom | Wet room | Underfloor heating | Double glazing

Communal gardens | Services of the House Manager | Residents lounge | Restaurant | Guest suite | Laundry facilities

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## Location

Claremont Gardens stands in an excellent position opposite Fontwell Racecourse 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 near to the coast.

## Entrance hall

With useful large storage cupboard.

## Lounge/dining room 16'2 x 9'10 (4.93m x 3.00m)

A bright room with southerly facing windows and French doors opening to the patio.

## Kitchen 6'8 x 6'2 (2.03m x 1.88m)

With southerly facing window, stainless steel sink unit, fitted drawers and cupboards, ceramic hob, filter canopy, waist level oven, integrated fridge freezer and slimline washing machine.

## Inner hall

With built-in cupboard.

## Bedroom 18'9 x 9'7 (5.72m x 2.92m)

Measurements taken into the bay. With southerly facing windows and a recessed wardrobe.

## Shower room

With walk-in shower cubicle, wash basin and WC.

## Outside

The cottage enjoys a private patio with gardens beyond. It also enjoys shared use of the laundry facilities, the conservatory and the mature garden and grounds which extends to approximately 3.5 acres. There is ample on-site parking and residents enjoy use of the on-site restaurant with daily table service lunch served every day. There is a House Manager and there two guest suites which a can be booked for visitors.



## Tenure

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

## Ground rent

£350 per annum - split into two 6 monthly payments. A purchaser would need to ask their solicitor to check these details.

## Service charge

One bed single occupancy - £4,564.34 per annum split into two 6 monthly payments.

One bed double occupancy - £5,232.82 per annum split into two 6 monthly payments.

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

## Council tax band

B.

## General remarks

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


## Note

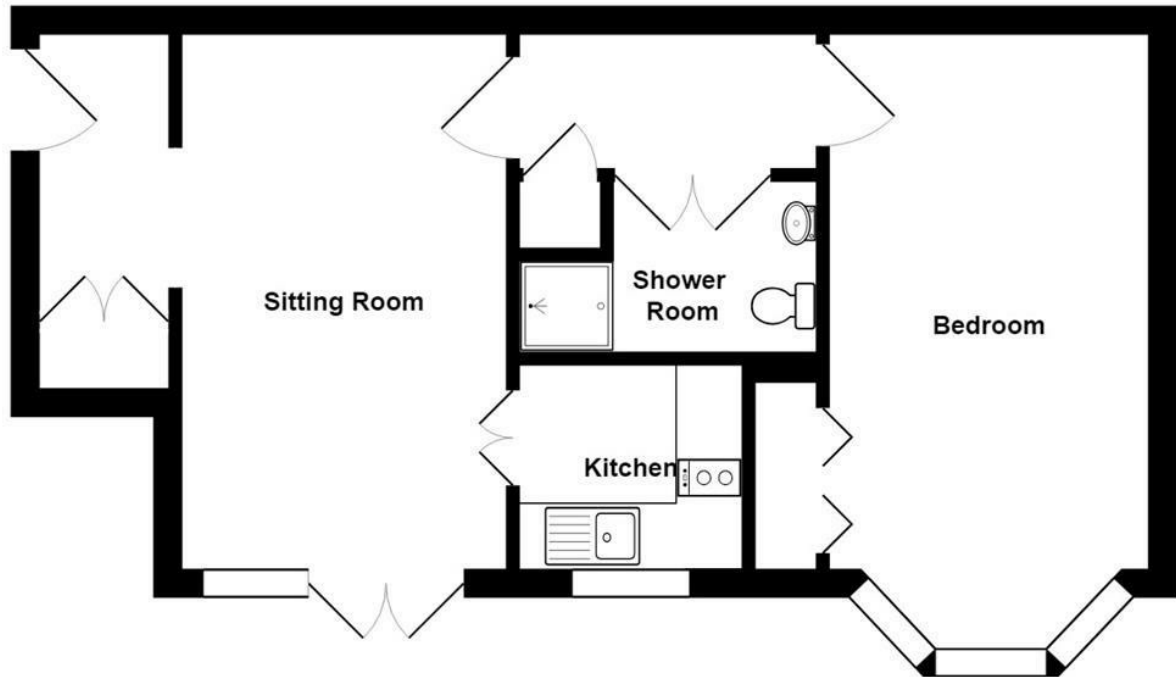
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Total Area: 49.8 m<sup>2</sup> ... 536 ft<sup>2</sup>

All measurements are approximate and for display purposes only