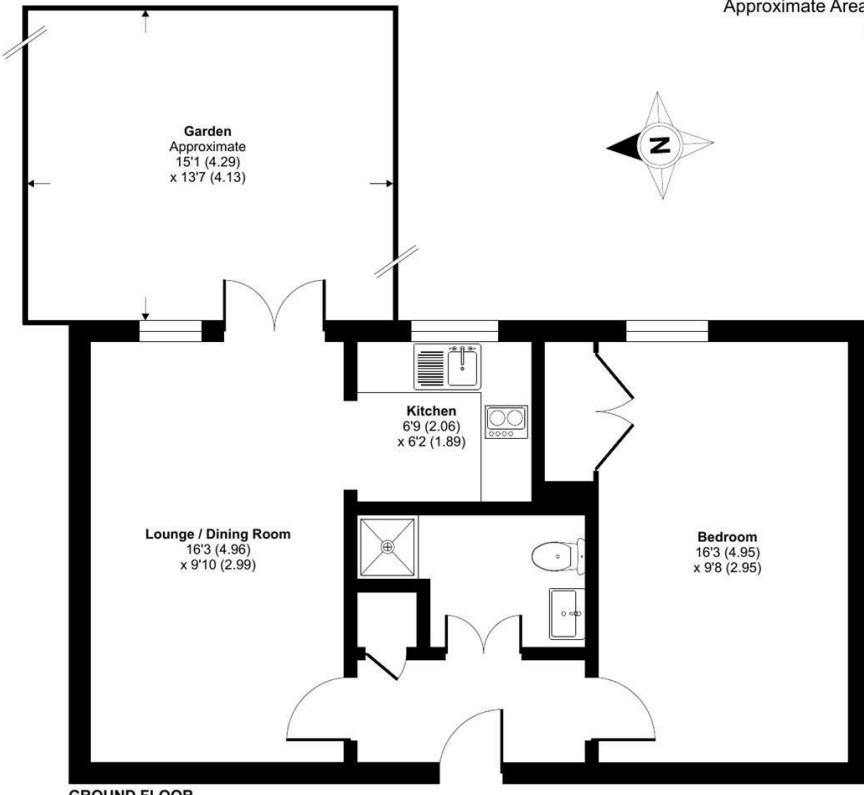




Sims Williams



16 CLAREMONT GARDENS, FONTWELL AVENUE, EASTERGATE, PO20 3AD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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Produced for Sims Williams. REF: 1219268



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# OIEO £125,000

## Leasehold

**16 CLAREMONT GARDENS,  
FONTWELL AVENUE,  
EASTERGATE,**

**PO20 3AD**

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

### **EPC RATING**

Current = C

Potential = C

### **COUNCIL TAX BAND**

Band = B

Situated opposite Fontwell racecourse being conveniently located between Chichester and Arundel, this purpose built retirement bungalow offers spacious accommodation with underfloor heating throughout.

Comprising entrance hall with storage cupboard, opening through to the generous size living room with French doors opening onto a private patio area.

The kitchen is fitted with a good range of modern units with integrated appliances including a 2-ring electric hob and fridge/freezer, part tiled walls and window overlooking the gardens.

There is a good size double bedroom with ample space for furnishings.

The wet room has a recessed walk-in shower area with a stylish vanity wash basin, WC, shaver point, extractor fan, part tiled walls and heated towel rail.

The property benefits from having a private patio area with space suitable for entertaining, with shrub and plant borders to either-side. There are also attractively landscaped communal gardens which extend to around 3.5 acres.

The development benefits from having the following:

Residents conservatory/lounge, subsidised on-site restaurant, guest bedroom suite available to hire, shared laundry facilities, weekly hairdresser, weekly vegetable deliveries and courtesy bus to Tesco.

We understand the property is leasehold with a term of 125 years from 2008 with 108 years remaining. Current ground rent is £175.00 every 6 months. Maintenance Service charge is £2,487.87 every six months (if single occupant) or £2,848.57 every six months (for a couple). The maintenance service charge includes gas, electric and water bills. Maintenance of the property such as window cleaning and landscaping is also included.

#### **Disclaimer**

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters.

Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

#### **Directions**

From the Fontwell roundabout at the junction of the A27 and A29 proceed south along the A29 Fontwell Avenue. Claremont Gardens is located on the site of Claremont Lodge Care Home on the left hand side opposite Fontwell Racecourse.

