



**3 Claremont Gardens, Fontwell Avenue, Eastergate, PO20 3AD**

Guide Price **£97,500**



## 3 Claremont Gardens, Eastergate

A bright single storey retirement property.

- Beautiful landscaped communal gardens
- French doors from sitting room opening to private patio
- Shaker style kitchen with integrated fridge and ceramic hob
- Dual aspect double bedroom
- Modern wet room
- Communal facilities
- Ample parking

Complemented by serene, beautifully landscaped communal gardens, this charming one-bedroom bungalow offers a rare opportunity for those seeking a peaceful retirement lifestyle. Set within an attractive and well-maintained complex, this single-storey home combines privacy with the benefits of community living.

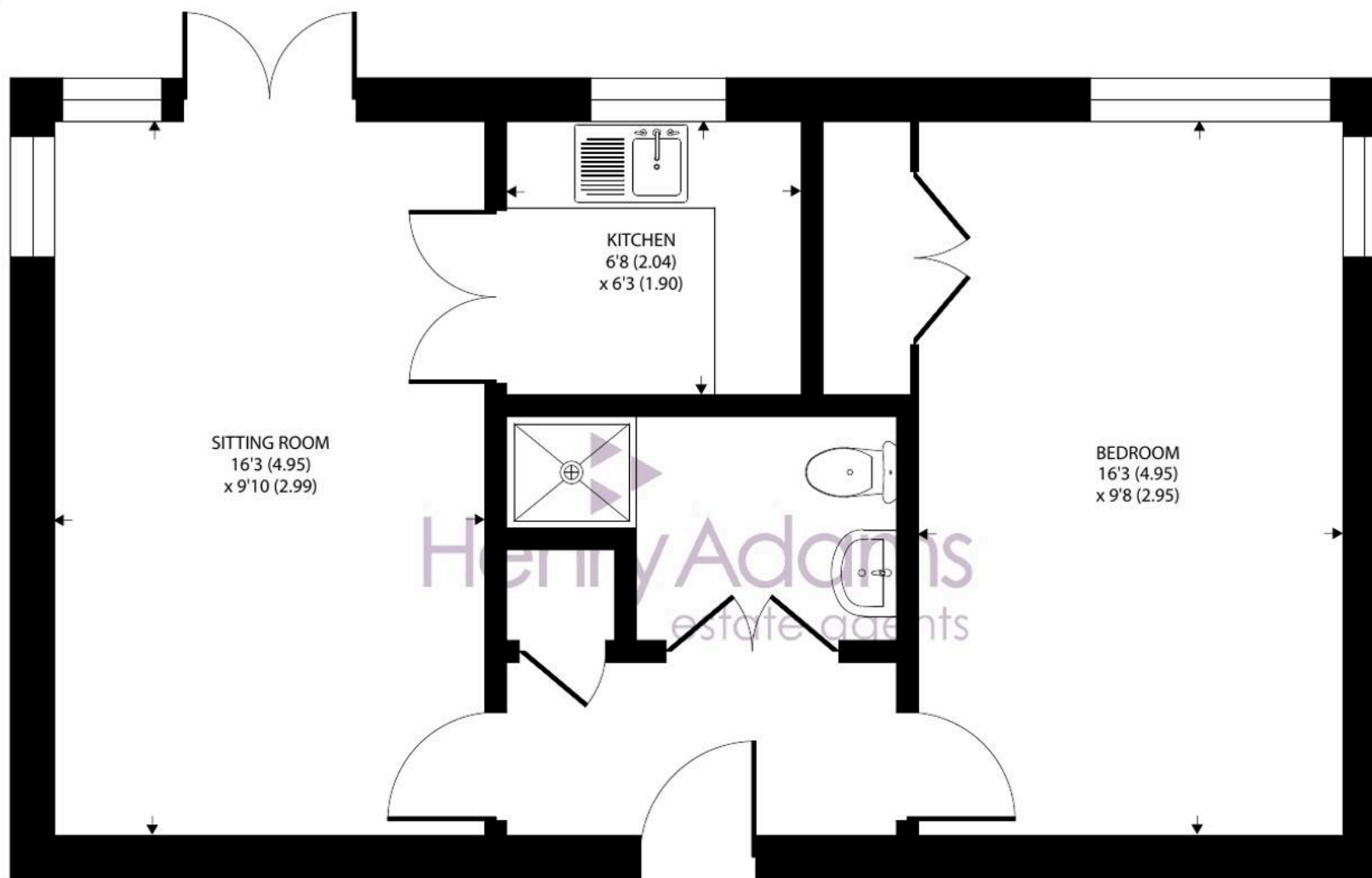
The accommodation includes an entrance hall, a welcoming sitting room with French doors opening onto the semi enclosed garden and private patio. The kitchen is fitted with shaker-style units, a two-ring ceramic hob and an integrated fridge. The double bedroom enjoys a dual aspect, while the modern wet room features an electric shower. Underfloor heating runs throughout the property, providing year-round comfort.

The service charge for this property is £2,611 per half year (with annual increases capped at 5%), covering all energy bills. Ground rent is £175 per half year for single occupancy or £200 per half year for dual occupancy. The lease term is 125 years from 2009.









GROUND FLOOR

Approximate Area = 476 sq ft / 44.2 sq m

For identification only - Not to scale





Residents have access to an excellent range of communal facilities, including a shared sitting room, an on-site manager available from 9am to 2pm Monday to Friday and Careline support outside of these hours. Further amenities include a laundry room, a guest suite available at a nominal rate of £25 per night, regular visits from a chiropodist and hairdresser (available at separate cost) and an optional daily lunch service priced at £6.50. This comprehensive service package ensures a low-maintenance, worry-free lifestyle, an ideal setting for comfortable and secure retirement living.

**Location** – This mature, three acre site was developed by Royal Bay Care Homes Ltd and sensitively landscaped by renowned international garden designer and author John Brookes MBE, FSGD. It is conveniently located near to the A27, between Chichester and Arundel and opposite Fontwell Park Racecourse. Convenience shops and garage services are located nearby, as is a hotel, and the Old Stables Vintage Inn. The village of Barnham offers a range of local shops, doctors' surgery and mainline railway station to London Victoria. Nearby is Fontwell racecourse offering a season of jump horse racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival and a season of flat horse racing. Conveniently located between the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, library and Festival Theatre and the historic town of Arundel.

**Directions** – From Chichester proceed east along the A27. At the Fontwell roundabout take the third exit into Fontwell Avenue. Claremont Gardens can be found on the left hand side, just past the racecourse on the right. What3words – memo.narrates.wiggling

Arun District Council – 25/26 Tax Band B £ 1,835.15 EPC–D

