



Apt 16 Monaveen, 115 Peckham Chase, Eastergate, PO20 3BD

Guide Price **£140,000**

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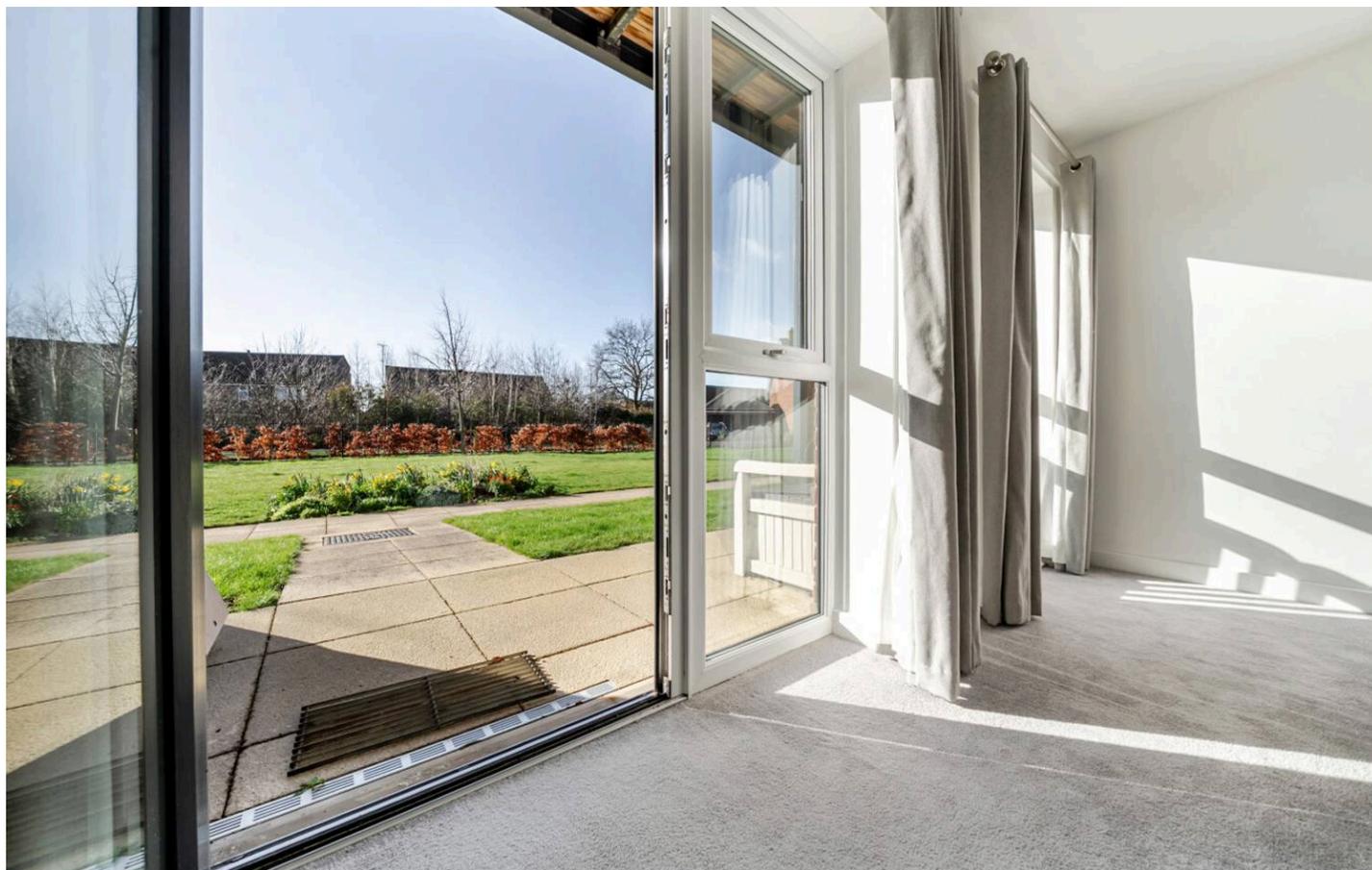
A modern age-restricted ground floor apartment with long lease.

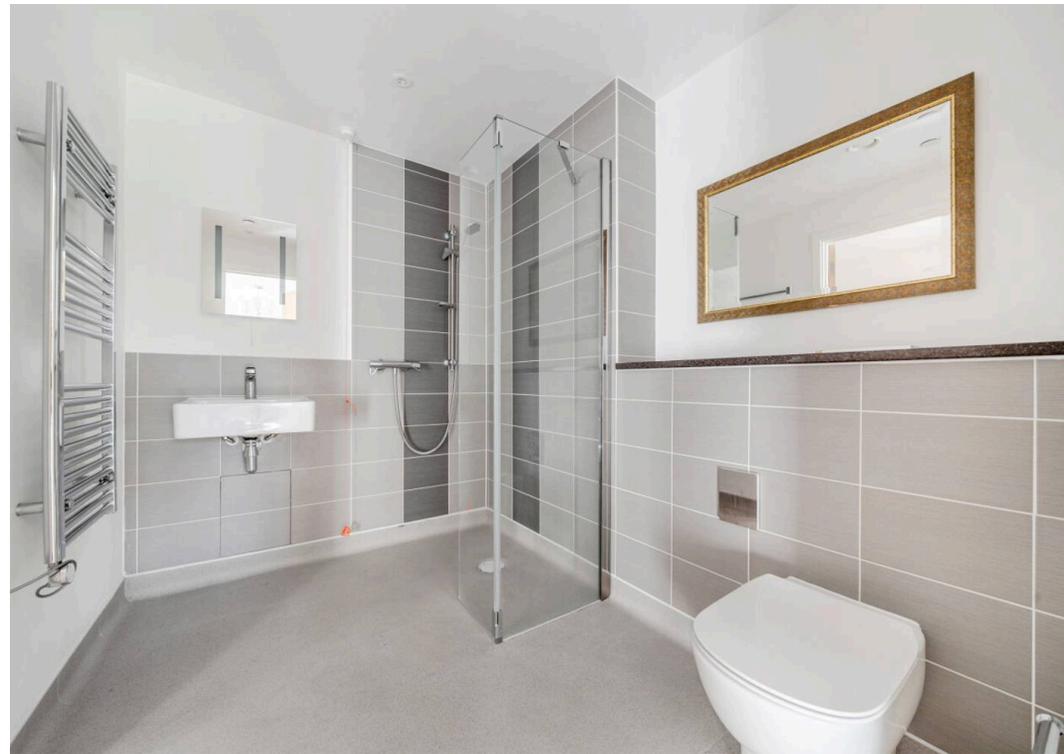
- Southerly aspect
- Two bedrooms
- Open plan kitchen/sitting room
- Modern kitchen
- Jack & Jill style wet room for convenient access
- Wide range of communal facilities
- Attractive, well maintained communal gardens
- Offered with vacant possession

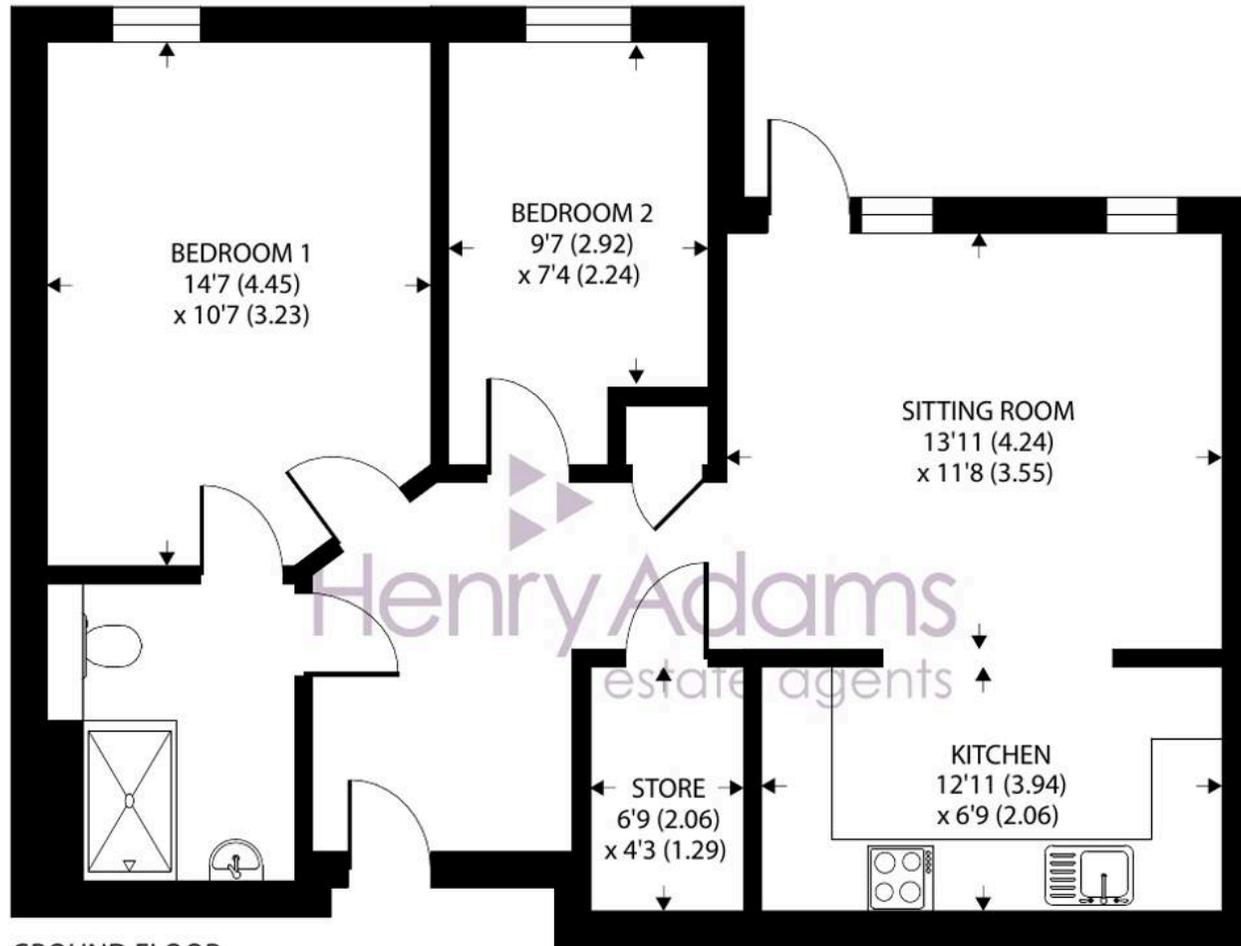
A spacious ground floor, age-restricted apartment offered on a 75% shared ownership basis. The property features a bright south facing lounge/diner overlooking the communal gardens with a door to a patio, a modern fitted kitchen, two bedrooms and a Jack & Jill wet room designed for easy access. Further benefits include a large storage cupboard, gas central heating, double glazing, residents' permit parking and vacant possession.

Situated within Monaveen in Eastergate, near Chichester and Bognor Regis, this extra-care development for those aged 65+ (or 55+ with care needs) is operated by Housing 21 and offers independent living with access to on-site care, communal lounges, gardens, a restaurant and a range of resident facilities.

Prospective buyers will be required to attend a Housing 21 purchaser interview with the Court Manager at the Scheme, during which charges and related costs of the apartment will be discussed together with confirmation of consent as suitable for independent living. Following this interview, Housing 21 will confirm to the Vendor that the proposed buyer has been approved and can proceed with the sale.







GROUND FLOOR

Approximate Area = 710 sq ft / 66 sq m

For identification only - Not to scale



Tenure: Leasehold with a balance of a 999 year lease.

Service charge: Currently £371.29 pm

Arun District Council - 25/26 Tax Band C £2,097.30 EPC - B

Location - The village of Eastergate offers a range of facilities including, a village store and post office, restaurant and village pub as well as a doctors surgery. There are excellent transport links and the nearby village of Barnham, less than a mile away, has a mainline station with direct access to London Victoria. There is horse racing at Fontwell Race Course and golf at Avisford Park. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. Goodwood is located to the north west and is famous for its many event days. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed east along the A27 passing straight over the Tangmere/Boxgrove roundabout. At the Fontwell roundabout take the third exit off into Fontwell Avenue. Proceed to near the end and before the mini roundabout turn right into Peckham Chase. At the 'T' junction turn right and Monvaveen is on your right.
What3words - panels.grandson.propelled

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

