



**21 Claremont Gardens, Fontwell Avenue, Eastergate, PO20 3AD**  
Guide Price £200,000 - Leasehold

## 21 Claremont Gardens, Eastergate

A retirement cottage set in attractive communal gardens.

- Bright westerly aspect sitting room
- Two bedrooms
- Wet room
- Shaker style kitchen
- Use of communal facilities
- Enclosed patio

Bright two-bedroom single-storey retirement cottage nestled within attractive communal gardens extending to approximately 2.5 acres. One of only three two-bedroom cottages on the development, the property enjoys a peaceful village location.

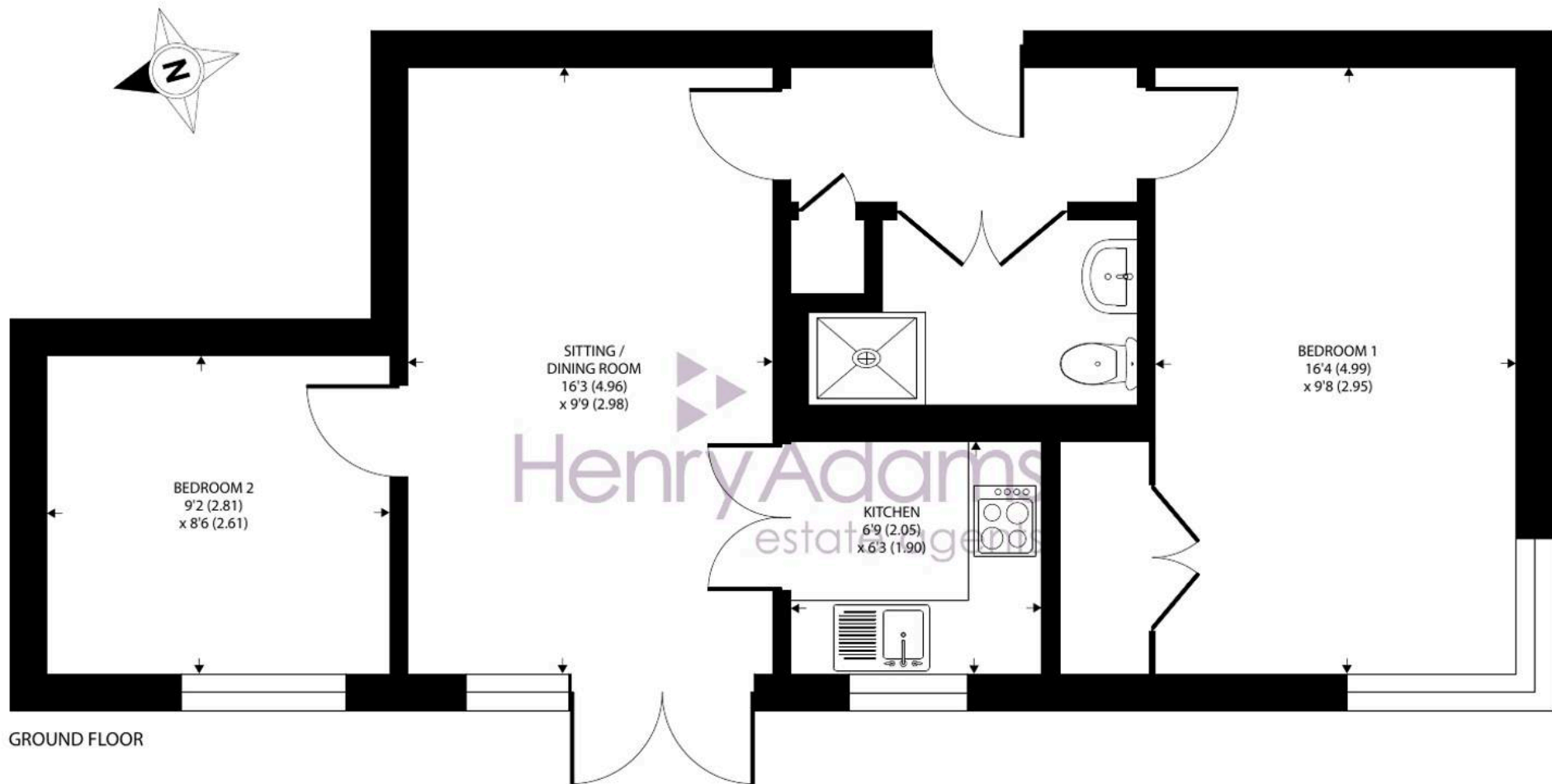
The cottage is accessed via a secure communal entrance hall with a private front door opening into a welcoming hallway. The sitting/dining room benefits from a sunny westerly aspect and features French doors opening onto a fenced private patio with views over the communal gardens. There is a shaker-style kitchen with a window overlooking the gardens, a wet room/shower room and a second bedroom ideal for guests or hobbies.

Electricity costs, including heating are included within the service charge, offering excellent value and ease of budgeting. Residents enjoy access to a wide range of communal facilities, including a shared sitting room, an on-site manager available Monday to Friday from 9am to 2pm and Careline support outside these hours.

Additional amenities include a laundry room, a guest suite available at a nominal cost of £25 per night, regular visits from a chiropodist and hairdresser (available at an additional cost) and an optional daily lunch service priced at £6.50.







Approximate Area = 566 sq ft / 52.5 sq m  
For identification only - Not to scale



The service charge is £2,757.20 per half year for the year ending March 2026, with annual increases capped at 5% and covers all energy bills. Ground rent is £200 per half year for single occupancy. The lease term is 125 years from 2009. This comprehensive service package provides a low-maintenance, secure, and comfortable lifestyle, making the property an ideal choice for relaxed and worry-free retirement living.

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

**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

**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](http://henryadams.co.uk)

