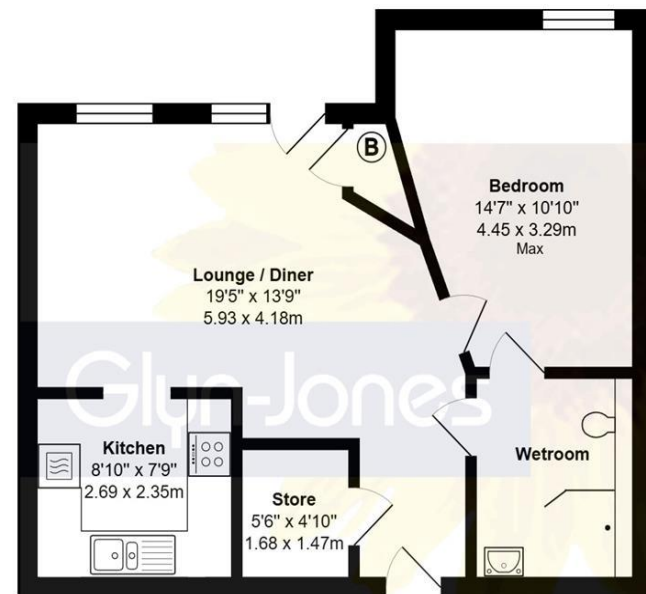




Ground Floor

Total Approx. Floor Area 577 ft² ... 53.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Tenure: Leasehold – We are advised that there are approximately 995 years remaining on the lease (999 years from 01/04/2021). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Rent - N/A on 75% Shared Ownership

Service Charge - £340.65 per month OR £257.32 per month should you choose to defer the sinking fund element of the service charge and pay it on resale.

Support Charge (Housing Related) - £30.64 per month

Management Fee - (included in the service charge)

Ground Rent - Peppercorn

Council Tax Band – B

Energy Efficiency Rating - B



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

5 Monaveen, Peckham Chase, Eastergate, Chichester PO20 3BD £138,750 for 75% Share – Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to present this spacious and well-appointed ground floor age restricted apartment, offered on a 75% shared ownership basis, with the significant advantage of no rent payable on the remaining 25% share. Designed to provide comfortable and convenient living, the property features a generous lounge/diner that enjoys pleasant views across the beautifully maintained communal gardens. Large windows allow plenty of natural light to fill the space, and a patio door leads directly onto a private terrace area, ideal for outdoor seating, potted plants, or simply relaxing.

The apartment includes a modern fitted kitchen with a good range of units and worktop space. The Jack & Jill style wet room provides easy access from both the hallway and the bedroom, designed with convenience in mind and particularly beneficial for those requiring level-access showering. The double bedroom is notably spacious, with ample room for freestanding furniture. Further features include a useful large storage cupboard, gas-fired central heating and double glazing throughout.

Residents' permit parking is available, providing secure and convenient parking arrangements. The property is offered with no forward chain.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

5 Monaveen, Peckham Chase, Eastergate, Chichester PO20 3BD
£138,750 for 75% Share – Leasehold



Monaveen is a modern retirement and extra-care living complex located in the village of Eastergate, near Chichester in West Sussex. Set within a semi-rural environment, it offers residents a peaceful setting while remaining close to essential local amenities, public transport links, and nearby towns such as Bognor Regis and Chichester. Its location provides a blend of countryside tranquillity and practical convenience.

Designed for people aged 65 and over or 55 with care need, Monaveen is an extra-care housing scheme that offers both independent living and access to on-site support when needed. The development consists of a mix of one- and two-bedroom apartments. It is operated by Housing 21, with care support delivered on-site.

The complex offers a range of communal facilities aimed at supporting an active, social, and comfortable lifestyle. These include residents' lounges, landscaped gardens, a restaurant, activity and treatment rooms, a hair and beauty salon, buggy store, and assisted bathing facilities. A guest suite is also available, providing convenient accommodation for visiting family and friends.

Care services are available 24 hours a day, offering reassurance for residents who may require support with daily living while maintaining independence wherever possible. As an extra-care setting, the focus is on promoting autonomy while ensuring professional assistance is on hand if needed.

Overall, Monaveen provides a thoughtfully designed living environment for older adults seeking a combination of independence, security, and community in a pleasant West Sussex setting.

