

Apartment 35

Monaveen

Peckham Chase, Eastergate, Chichester, PO20 3BD

The scheme offers independent living with access to on-site care for people over the age of 65 or 55 with a care need. With 60 one and two bed apartments available for rent and shared ownership.

Located in the beautiful village of Eastergate, Monaveen is situated around four miles from Chichester and four miles north of Bognor Regis. The development provides fully accessible facilities for both residents and visitors, including a restaurant, Hair Salon, residents' lounge, buggy store and guest suite for residents and their guests to enjoy.



Key property details:

- Two bedroom apartment
- First floor
- Tenure – Shared Ownership
- Percentage for sale – 50%
- Share Value - £96,250
- Ability to staircase if under 75%



Purchase details

Tenure: 999 year assignable lease from commencement date (dependant on property)

Eligibility criteria: 55 years old and over

Amenities: Communal lounge, café/bistro, Hair Salon Laundry, Residents' garden, Lifts, guest room, Buggy store, Residents Parking.

Services: Full-time Housing and Care Manager service, Monday to Friday, 9am to 5pm. On-site care staff 24/7.

Pet-friendly: Housing Manager to provide details on individual case.

Resident-led: Residents are encouraged to set up a Residents Committee and arrange activities both on-site and away to suit residents' wishes.

Ground Rent: Peppercorn

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Deposit: No deposit required to Housing 21.

Resales fee: Fixed admin fee £620 subject to January RPI changes for April or 0.5% of the full market value

Fixed nomination fee of £1,350 subject to January RPI changes for April or 1% of the sale price.

Please be aware as your property is shared ownership, the buyer must have sold their current home or sell their property concurrently with the shared ownership purchase as they cannot own two homes simultaneously.

Ongoing charges

Rent Charge: £335.19 for 50% share.

Service charge: £300.44 per month. Option to defer sinking fund.

Support charge: £12.03 per month.

Utility: Paid to supplier

24/7 support charge: £3.46 per week. Delivered by Care Outlook a third Party,

Optional care and domestic charge: £22.60 per hour

There is no domestic service Bank Holiday and weekends:

Buildings insurance: Included in the service charge.

Contents insurance: Residents are encouraged to obtain their own contents insurance.

Council tax: Bands B/C payable to local authority.

TV license: Responsibility of the resident.

Subscriptions: Residents are to liaise with chosen supplier directly.



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