



10 Tamarisk Lodge

A well presented ground floor apartment in a retirement development in East Wittering close to the beach and village.



- ▶ **Ground Floor Apartment**
- ▶ **Lodge Manager**
- ▶ **Easy Reach of Beach and Village**
- ▶ **Retirement Development**
- ▶ **No Forward Chain**
- ▶ **Bus Stop Outside**

A modern, one bedroom ground floor apartment in the prestigious Tamarisk Lodge development and offered for sale with no forward chain. It is conveniently located within easy reach of the beach and village of East Wittering with all its local amenities.

On entering the apartment, you will find the modern fitted bathroom on the left hand side along with the generous size double bedroom. The open plan living room and kitchen with built-in Zanussi appliances will be found on your right, the living room also benefits from having doors leading out onto the front of the block where a small patio area and the parking can be found.

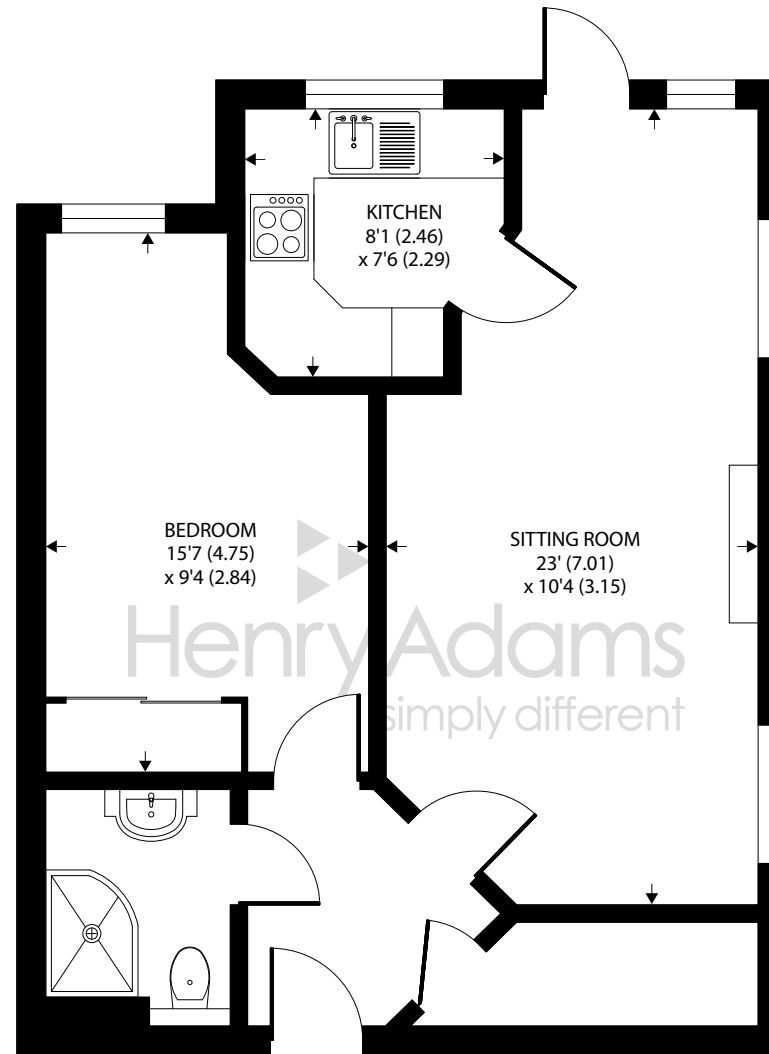
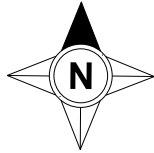
Facilities that are included within the apartment block are communal residents lounge, which can be booked for family events, a guest suite for friends and family over-night stay, along with a lodge manager, cycle and mobility scooter store.

Regular buses pass immediately outside the apartment and lead to both the centre of East Wittering, as well as the Cathedral City of Chichester.

Tamarisk Lodge benefits from a lease of 125 years commencing in 2017.

The annual service charge is £3,306.30 and the ground rent is £525 per annum.





GROUND FLOOR

10 Tamarisk Lodge, Stocks Lane

Approximate Area = 525 sq ft / 48.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2020. Produced for Henry Adams. REF: 675746

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.

Location

Situated in the coastal village of East Wittering, some 7 miles to the south-west of the City of Chichester. The beach here enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities including: infants/junior school, GP surgery, chemist, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester, which offers a full range of shops, leisure facilities, cinemas, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood racecourse and motor circuit are some 3 miles beyond Chichester.

Directions

From East Wittering village centre, proceed in an easterly direction along Stocks Lane for some time, towards Bracklesham Bay. The complex will be found on the right hand side just before the turning into Legion Way.

