



Price Guide £194,000
2 Windmill Court, East Wittering, Chichester, West Sussex PO20 8RJ





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A bright, triple aspect, two bedroom apartment situated on the first floor in the sought after Windmill Court retirement complex. With the advantage of a stair lift the property includes a modernised kitchen and bathroom, lounge/dining room and two bedrooms. The flat is being sold with an extended long lease.

Windmill Court was built in the 1980's and is very conveniently located within only 150m of East Wittering village centre which includes a variety of individual shops, Health Centre, Library, two supermarkets, chemists and bus stops with regular services to Chichester.

The property is accessed via its own private front door leading into the entrance hall and stairs to the first floor with fitted stairlift.

The modern kitchen has been attractively designed to provide good floor and wall mounted storage, with a range of fitted worktops including breakfast bar and inset sink with mixer tap and feature tiling to walls. Space for washing machine, floor mounted cooker and fridge/freezer. The kitchen is separate from the sitting/dinning room with its own window overlooking Windmill Court.

The sitting/dining room enjoys a twin aspect with an attractive bay window.

Bedroom One includes wardrobe cupboards and Bedroom two would make an excellent guest bedroom or study with

built in cupboard.

The modern bathroom includes a white suite of shower, wash basin and wc.

Outside are communal garden areas including an ornamental pond with seating adjacent. Within the development there is a managers office, laundry area, residents lounge and un-allocated parking area.

Council Tax Band - C

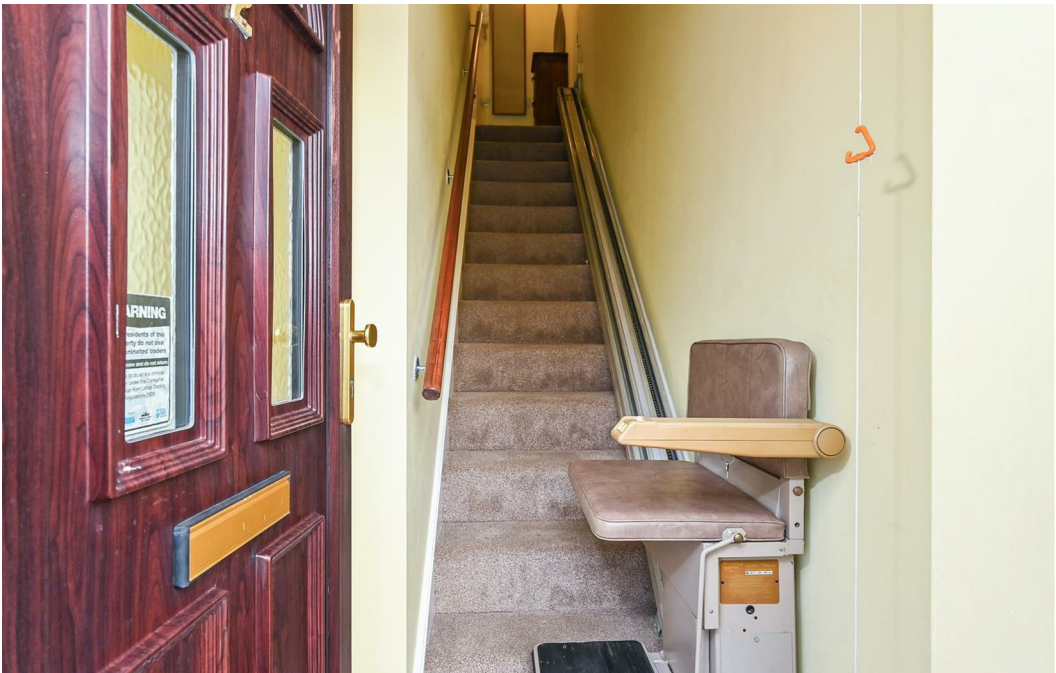
Lease - The lease has been extended by the current owner - balance of 189 years from 1st of April 1988. Managing agents are Grange Management. Current maintenance/service charges 01/01/2023 - 31/12/2023 £2,161.74p .

Mains services electricity, drainage and water. Wall mounted electric radiators.

The property is available with no forward chain and viewing is highly recommended.

Viewing - by appointment with Baileys, please contact us on 01243 -672217 to arrange.

<https://my.matterport.com/show/?m=D7mYaSSyw93>





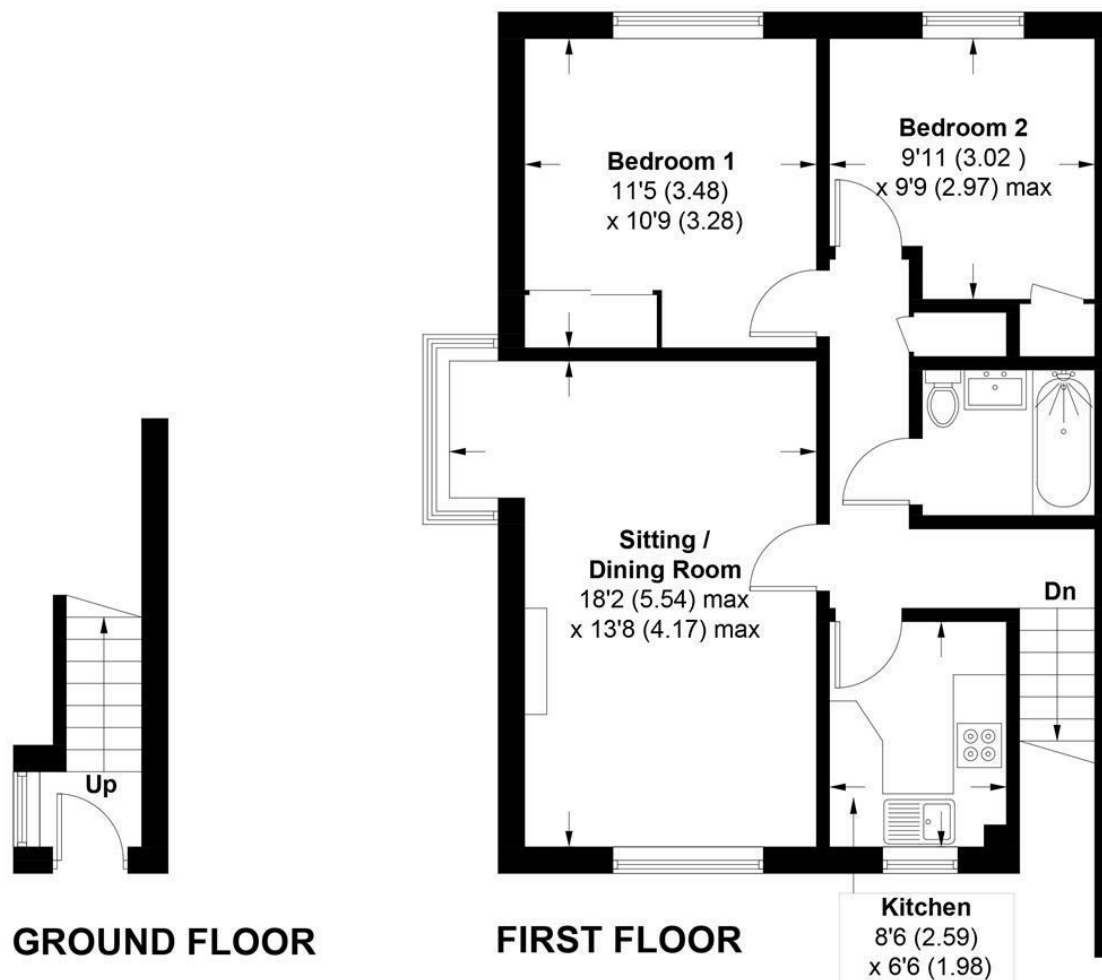






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APPROXIMATE GROSS INTERNAL AREA = 666 SQ FT / 61.9 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID999572)

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