



Price Guide £259,950

34 Windsor Drive, West Wittering, Nr Chichester, West Sussex PO20 8EG





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An attractive first floor, purpose built flat situated at the end of a small close within only 750m of the beach and just 300m from the comprehensive shopping and amenities in East Wittering village which includes a health centre, dentist and library and a frequent bus service to the Cathedral City of Chichester with its mainline railway station to London Victoria and Waterloo. The property will be offered with vacant possession from early July.

This property is sold with a remaining Lease of 148 years and owners have the huge benefit of a share in the FREEHOLD company.

The property has gas fired central heating and upvc framed double glazing and comprises:

COMMUNAL ENTRANCE LOBBY: With stairs to the first floor and door to:

ENTRANCE HALL: Linen/Storage cupboard. Access to insulated and part boarded loft with 'Vaillant' gas fired 'Combi' boiler.

SITTING/DINING ROOM: (S and E) A light double aspect room with electric fire in fireplace surround, radiator.

KITCHEN/BREAKFAST ROOM: (S) tiled walls and containing a range of wall cupboards and base units with working surfaces, single drainer stainless steel sink unit with drawer and cupboards beneath, electric ceramic hob

with double oven below. Space for fridge/freezer.

BEDROOM ONE: (E) Built-in double wardrobe. Radiator

BEDROOM TWO: (S) Radiator.

BATHROOM: (W) Fully tiled corner shower cubicle with pedestal hand basin, low level WC, chrome heated towel rail.

OUTSIDE: There are communal gardens laid to lawn with flower borders.

SINGLE GARAGE in adjacent garage compound area.

Management Company Strides - 37 South Street, Chichester PO19 1EL. 01243 -782626.

EICR inspected 2022.

MAINTENANCE CHARGE: £1,440 PER annum.

Lease - Approximately 148 years remaining at 2024.

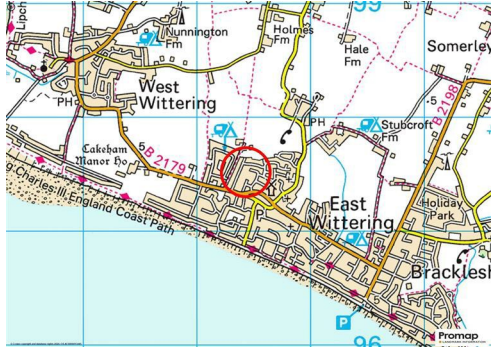
Viewing strictly by appointment with selling agents Baileys 01243 672217





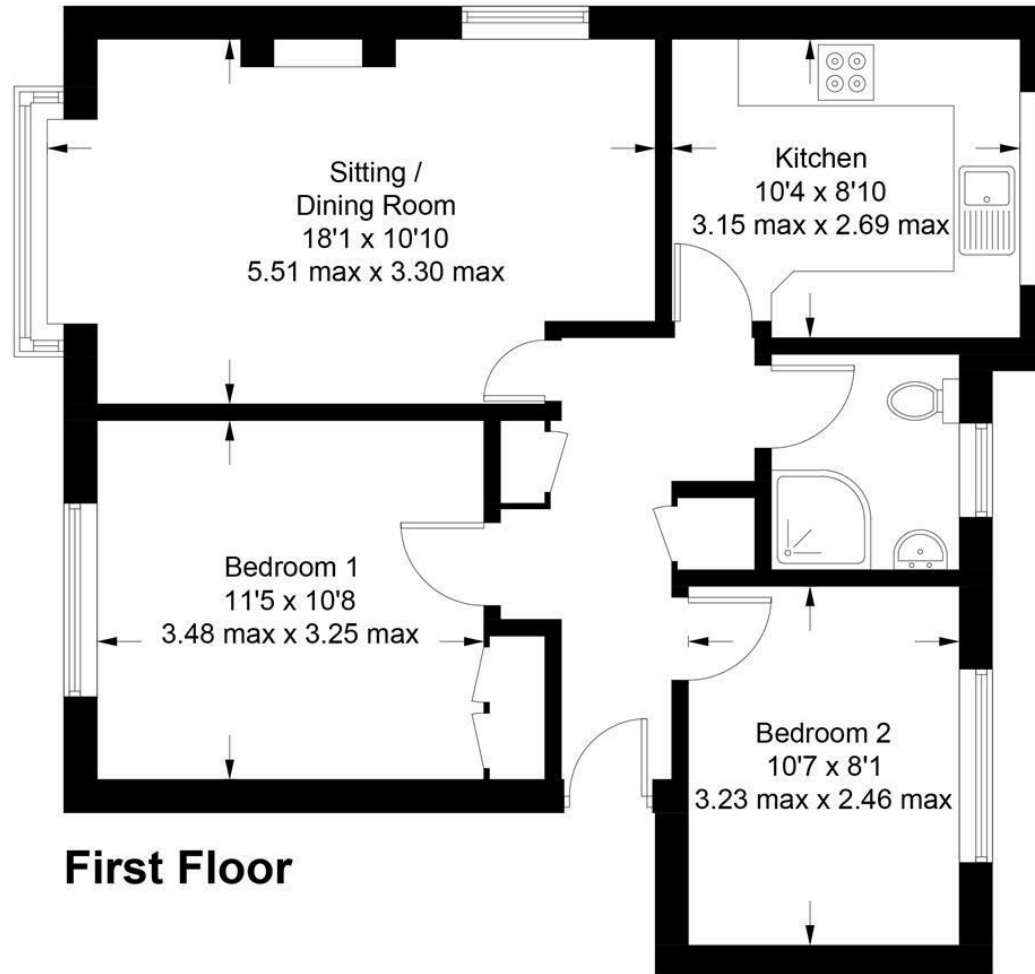






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Approximate Gross Internal Area = 629 sq ft / 58.4 sq m



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Berkeleys Estate Agents (ID1079266)

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