



Price Guide £215,000

38 Windmill Court, East Wittering, Chichester, West Sussex PO20 8RJ





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C



C

An extremely well presented, 2-bedroom, ground floor, retirement flat situated in a popular development in East Wittering Village.

Windmill Court was built in the 1980's and is superbly located just 150metres away from the convenience of East Wittering village which has many amenities at your disposal such as local independent shops, Health Centre, Dental Practice, Chemist, two supermarkets and an array of Cafes and restaurants and bus routes up to the Cathedral City of Chichester. Windmill Court has communal gardens areas with ornamental pond, a resident's lounge, Laundrette and Managers office.

Number 38 is located adjacent to the pond with its own private front door which was replaced in 2020. Upon entry you are welcomed into the hallway with two storage cupboards and just off from the entrance is the main bedroom which enjoys outlooks over the communal gardens and includes one built in wardrobe and hanging cupboard.

Further into the property is the bathroom equipped with a walk-in electric shower, WC, basin unit, mirror and heated towel rails.

The second bedroom is located to the rear and has a south facing orientation providing natural light throughout the day; the window is fitted with blinds allowing for privacy or shading.

Bedroom 2 also has a built-in cupboard for storage or hanging space.

The large living room is also flooded with natural light, provided by the south facing bay window and has outlooks onto the beginning of East Wittering village. off from the living room is the recently refurbished kitchen, with tastefully tiled walls, extractor fan, electric oven and stove and new work tops and cupboards.

The property is heated by modern electric heaters which were installed by the current owners since their ownership from late 2020 and the property is supplied by all mains services.

Council Tax Band- C

Leasehold- The property has had a lease extension of 90 years from the original lease taking the balance to 153 years remaining. Current service charge applies from 01/01/2024 - 31/12/2024 of £2,400 p.a and has a peppercorn ground rent.

The property is available with vacant possession and no onward chain.

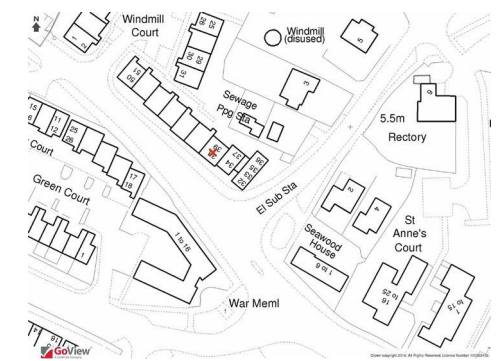
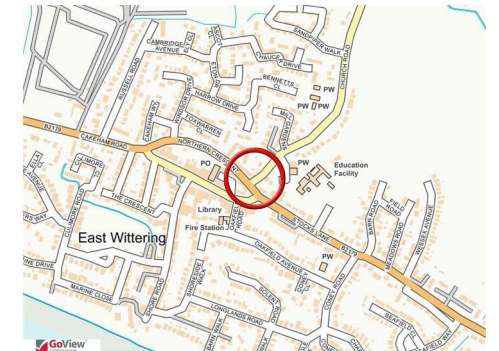
Viewing by strict appointment with Baileys- 01243 672217





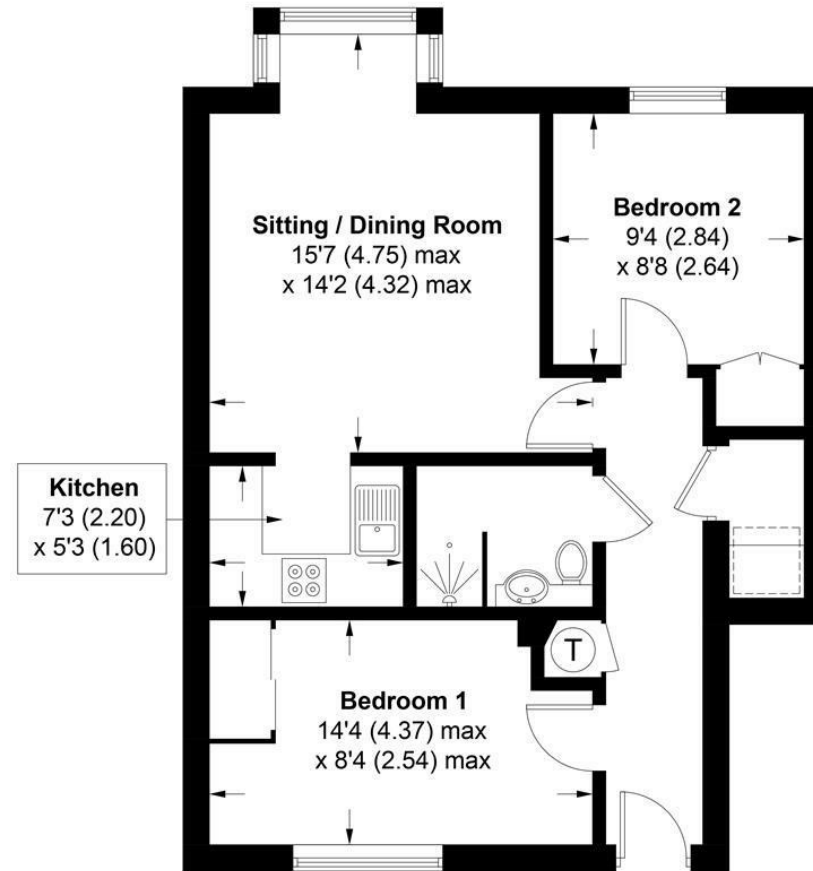






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APPROXIMATE GROSS INTERNAL AREA = 584 SQ FT / 54.3 SQ M



GROUND FLOOR

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. (ID1085623)

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