



Price Guide £195,000  
34 Windmill Court, East Wittering, PO20 8RJ







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A charming 2-bedroom, ground floor retirement flat located in a popular warden assisted community in the heart of East Wittering, close to the local shops and amenities.

Number 34 Windmill Court is located in the communal block to the Eastern end of this popular retirement community which is fantastically located just 150 metres away from East Wittering village centre. The village contains many quaint independent shops, a wonderful range of Cafe's and eateries, two supermarkets, a Health centre, Chemist and Dental Practice and has bus route connections to the Cathedral City of Chichester. Windmill Court has many benefits and aims to create a social environment with communal gardens and ornamental pond, a resident lounge and laundrette available for use.

Upon arrival to number 34 you are greeted by a communal door and entrance hall before the private entrance of the flat. Entering the flat you are greeted by a lovely wide, carpeted entrance hall and storage cupboard which houses the hot water tank and bathroom with walk in shower, WC, vanity unit and is lined with mermaid board.

Off the hallway you are greeted by the two bedrooms which are of good size and big enough for double beds. Bedroom 1 being the larger of the two also has a built in wardrobe with mirrored sliding doors and is served by natural light coming from the south facing window. Bedroom 2 is currently set up for a home office but could easily become a second bedroom and is also served by natural light.

The large living room provides a lovely social space for entertaining visitors or family and is also flooded by natural light from another south facing window which enjoys outlooks over the start of East Wittering village. just off the living room lies the kitchen which is lined with units and cupboards and houses an electric stove with oven and grill and a tiled splashback behind. The kitchen also enjoys outlooks over the communal gardens and towards the residents lounge and ornamental pond.

The property is heated by electric storage heaters and is supplied to all mains services.

Leasehold- The property has 62 years remaining from the original lease from 1988. The annual service charge for 2024 is £2,170.31 and a peppercorn ground rent applies.

Council Tax Band B- Local Authority- Chichester District Council

The property is available with no forward chain and immediate vacant possession.

Viewing by appointment only- 01243 672217 Baileys

















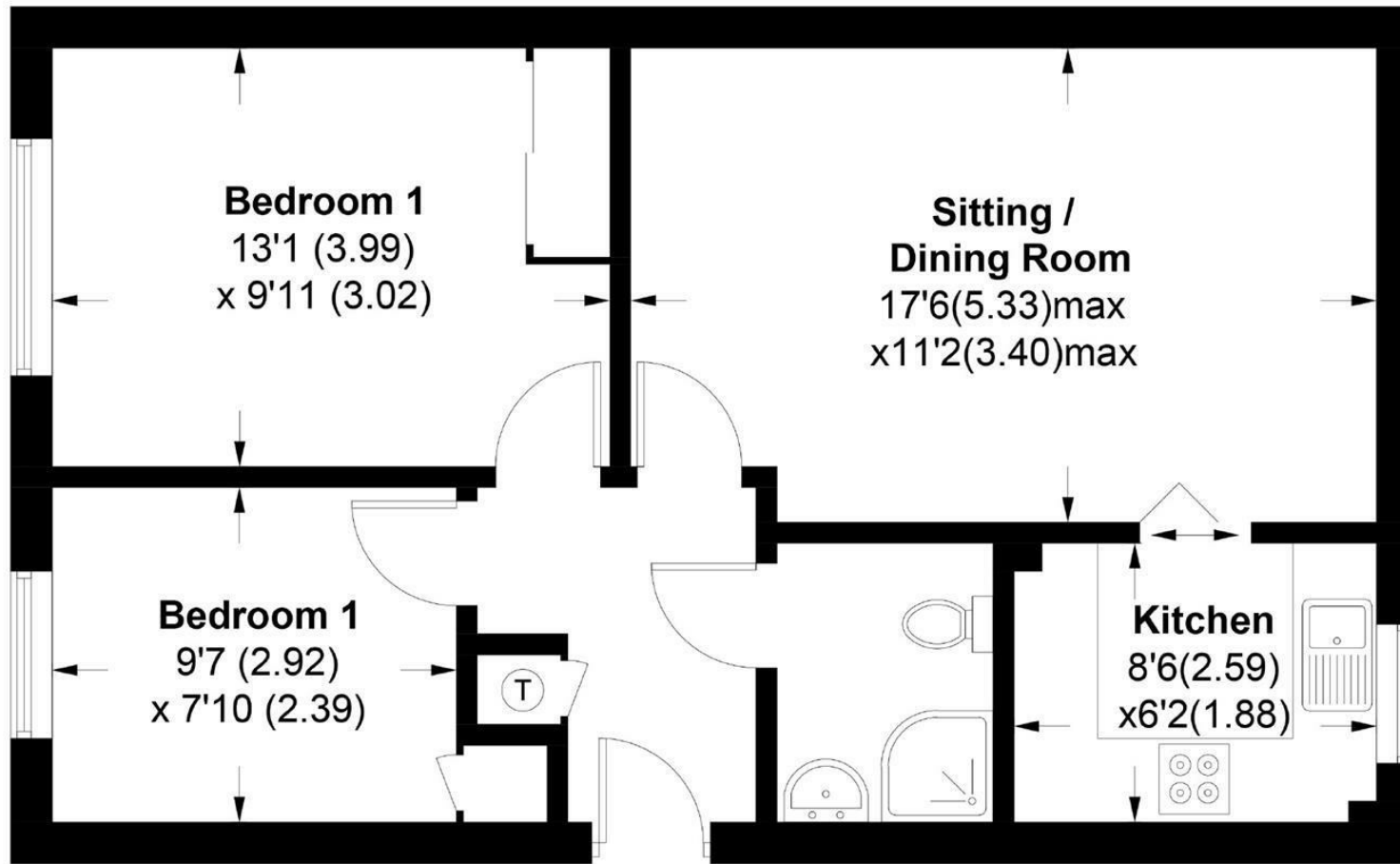




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# 34 Windmill Court, Cakeham Road, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 569 SQ FT / 52.9 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. (ID630115)

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