



Price Guide £164,000

43 Windmill Court, East Wittering, West Sussex PO20 8RJ

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A first floor, two bedroom 'warden assisted' flat situated overlooking the pond and 'quiet' area within this much requested complex. Windmill Court is very conveniently located within only 150 m of East Wittering village centre which offers a variety of individual shops, a Health Centre, Library, two supermarkets and chemists and is also within about 400 yards of the beach.

Residents have the use of a residents lounge with a lovely, sitting area with ornamental pond to the rear along with laundry facilities and there is also residents parking available on a first come first serve basis.

The property is available with immediate vacant possession.

Virtual viewing link: <https://my.matterport.com/show/?m=3vd7Ybvtgq8>

Entrance Lobby: Stair lift to the first floor landing.

Hall: Entry phone. Access to loft area. Night storage heater. Deep storage cupboard.

Living Room: (S) Electric fire in Adams style surround.

Kitchen: (N) Overlooking the pond area and old Windmill. Beech coloured units with inset single drainer stainless steel sink unit, base cupboard unit and nine wall cupboards. Space for cooker with cooker hood over. Space for fridge and freezer.

Bedroom One: (S) Mirror fronted double built in wardrobe cupboard with sliding doors. Night storage cupboard.

Bedroom Two: (N) Overlooking the pond area and old Windmill. Airing cupboard with hot tank and immersion heater. Point for night storage heater.

Shower Room: Formerly a bathroom. Full width shower cubicle with sliding glass door and fitted seat. 'Mira Vigour' electric shower unit. Pedestal wash hand basin and low level wc. Heated radiator/towel rail. Light with shaver point. Electric fan heater.

Outside:

Communal Gardens: The gardens are very well maintained and include a pretty feature pond and 'quiet' terraced sitting area. This is situated to the rear of the RESIDENTS LOUNGE which includes a kitchen and LAUNDRY ROOM with washing machines and tumble dryers.

There is NON ALLOCATED RESIDENTS PARKING.

Council Tax: B.

Age Restriction Limit: 60 years of age.

Lease - Balance of 99 years from 1st of April 1988. Managing agents are Grange Management.

Current maintenance/service charges 01/01/2023 - 31/12/2023 £2,161.80 p.a. (£180.15 per month)

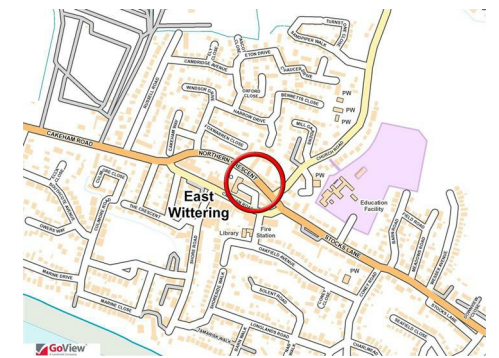
Viewing: By appointment with the office, please.





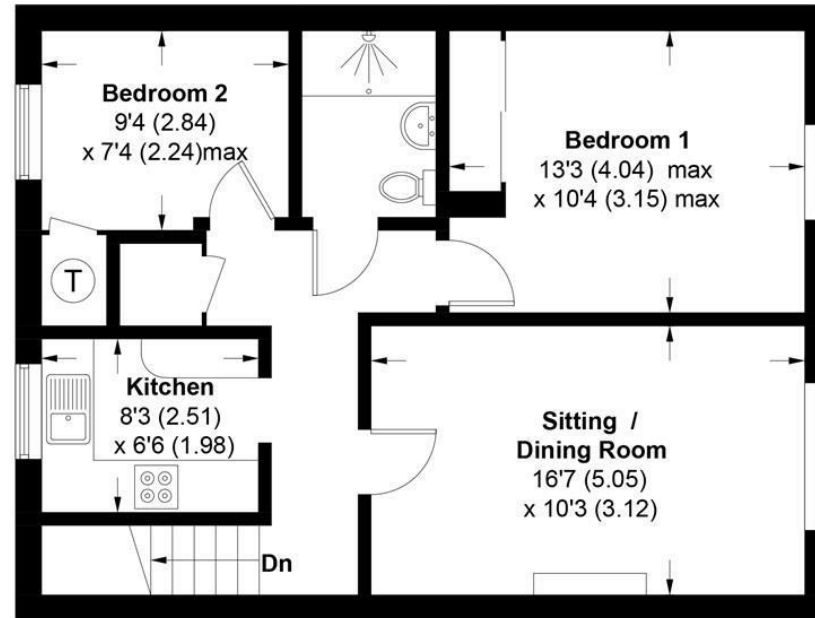




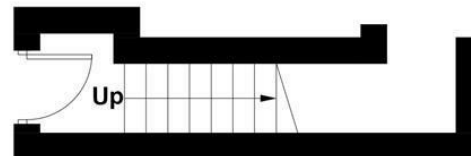


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APPROXIMATE GROSS INTERNAL AREA = 662 SQ FT / 61.5 SQ M



FIRST FLOOR



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. (ID955819)

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