



4 Horizon House, Kingfisher Parade, East Wittering, PO20 8FX

Guide Price **£260,000**

Located in the heart of East Wittering, this delightful two bedroom apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a coastal retreat. The property features a spacious and well-lit entrance hall granting access to both bedrooms, a shower room, and a kitchen/sitting room. Additionally, it offers a convenient double storage cupboard, perfect for storing linen or water sports gear.

Upon entering the sitting room/kitchen, natural light floods the space, benefiting from a large south facing window and a door leading to the balcony. The kitchen is fitted with a range of integrated appliances, including a 70/30 fridge freezer, a single oven, and an induction hob. Both bedrooms are generously sized, providing ample room for large beds and additional storage. The shower room is modernly appointed with a large walk in shower featuring a waterfall head, a WC, and a wall hung basin. Parking for one vehicle is available at the rear of the property, ensuring convenience and accessibility.

LOCATION

The property is located in the centre of East Wittering village where you will find a range of quality independent shops, cafe`s, restaurants and mini supermarkets as well as more practical amenities such as a doctors surgery, dentist, pharmacy and infants/junior schools. The local beach is popular with water sports enthusiasts all year round as well as seasonal tourists also visiting the wonderful Blue Flag beach in West Wittering some 2 miles to the west.



Tenure

Leasehold

EPC

C

Council Tax

B

Entrance Hall

Doors to all rooms, video entry phone, vanguard electric radiator, double cupboard. Single cupboard housing hot water system and washer dryer.

Bedroom 1 11'1" (3.38m) x 10'0" (3.05m)

Side aspect double glazed window, vanguard electric radiator, TV/Sky & LAN connection points.

**Bedroom 2 11'1" (3.38m) x 8'0" (2.44m)**

Front aspect double glazed window.

Sitting Room/Kitchen 17'1" (5.21m) x 15'0" (4.57m)

Wonderfully light room with large south facing window, door to terrace, TV/Sky & LAN connection points.

Kitchen

Kitchen with a matching range of wall and floor level cupboards with work surface over. Inset stainless steel sink and drainer with mixer and swivel tap. Integrated Zanussi dish washer, fridge freezer and hob.

Shower Room

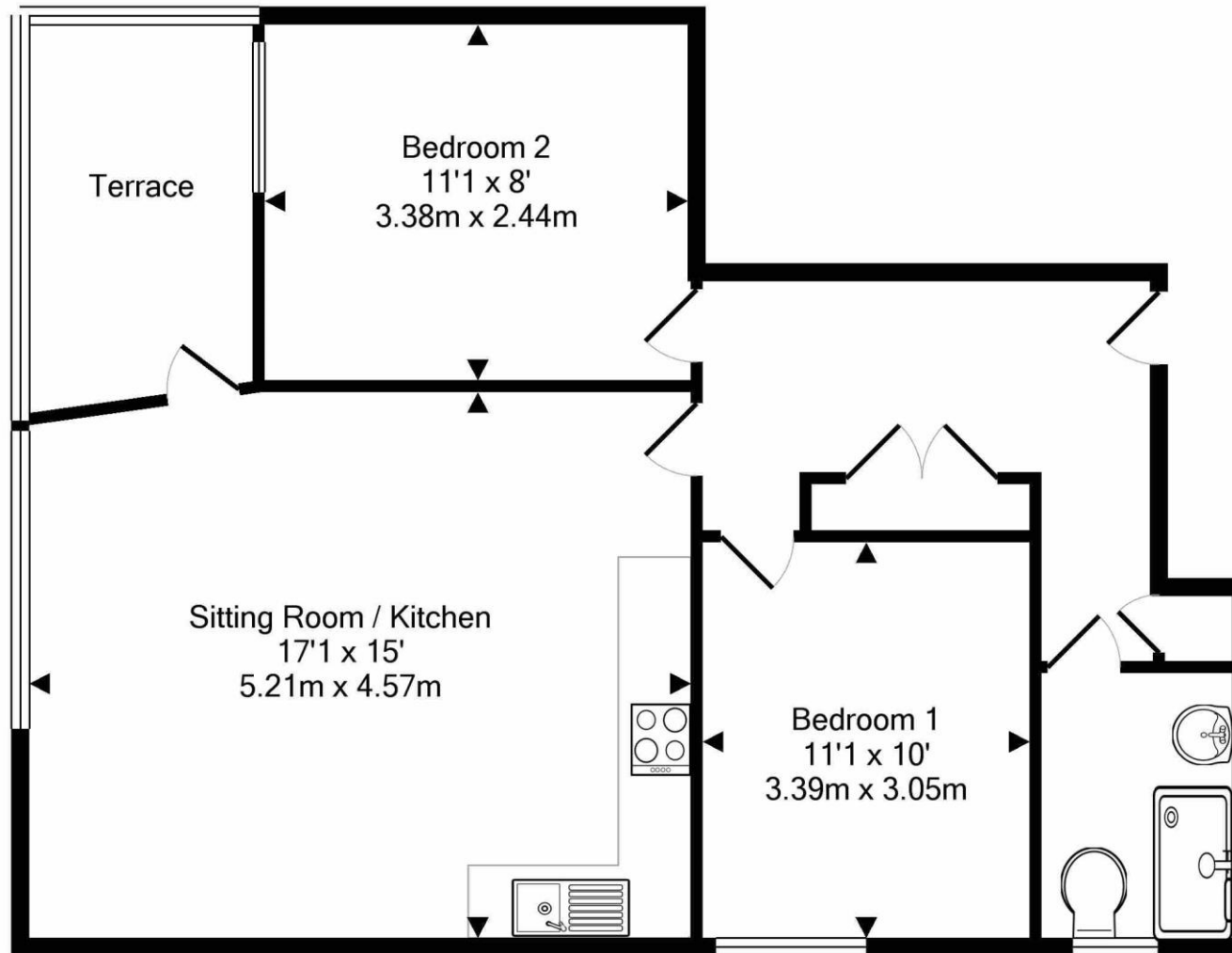
Large walk in shower with waterfall head, wall hung W/C, pedestal wash hand basin, all with chrome sanitary ware, mirrored cupboard with hand gesture control, tiling to walls and floor, obscured double glazed window to side aspect.

**Balcony****Lease Details**

Remainder of 225 year lease granted in 2021.

Service charge of £562 payable twice yearly with ground rent of £250 per annum.





Measurements are approximate. Not to scale. Illustrative purposes only
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