Astons of sussex

7 Tamarisk Lodge

East Wittering, PO20 8FL

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Stocks Lane

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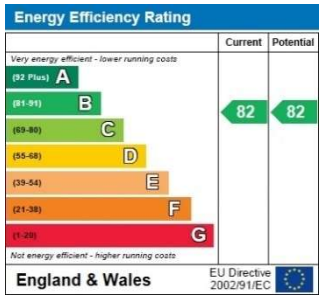
Guide Price £250,000

One bedroom GROUND FLOOR CORNER retirement apartment forming part of the Tamarisk Lodge development constructed by award winning developer Churchill Retirement. Conveniently located just 0.5m from EAST WITTERING Village and 350m of the BEACH. NO ONWARD CHAIN.

LOCATION

Tamarisk Lodge is conveniently located to benefit from a regular bus service to the local village of East Wittering where you will find a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. Two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 350 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.



Entrance Hall
Doors to bedroom, shower room & sitting room, walk in storage cupboard.

Sitting Room 23'4" (7.11m) x 10'6" (3.2m)
Door to front garden & kitchen.

Kitchen 8'1" (2.46m) x 7'6" (2.29m)
Matching range of light grey gloss wall and floor level units with inset stainless steel sink and drainer with mixer tap. Integrated under counter fridge and frost free freezer.
Zanussi integrated washer dryer. Brushed stainless steel waist height oven and ceramic hob. Tiling to walls.

Bedroom 15'9" (4.8m) x 9'4" (2.84m)
Double glazed window to front aspect, fitted wardrobe.

Shower Room
Large walk-in shower cubicle, concealed cistern W.C, chrome ladder style towel rail, fitted mirrored wall unit with shaver socket, slip resistant floor and tiled walls.

Outside
The rear communal garden has been beautifully landscaped to include a delightful range of evergreen planters, seasonal flowers and lawn areas. There is also a patio area with seating for residents. Parking available for both residents and visitors. Cycle & buggy store

Lodge Benefits
Family members of residents can enjoy the Tamarisk Lodge Guest Suite should they wish to stay over night. Ideal for those relocating with families assisting with the move.

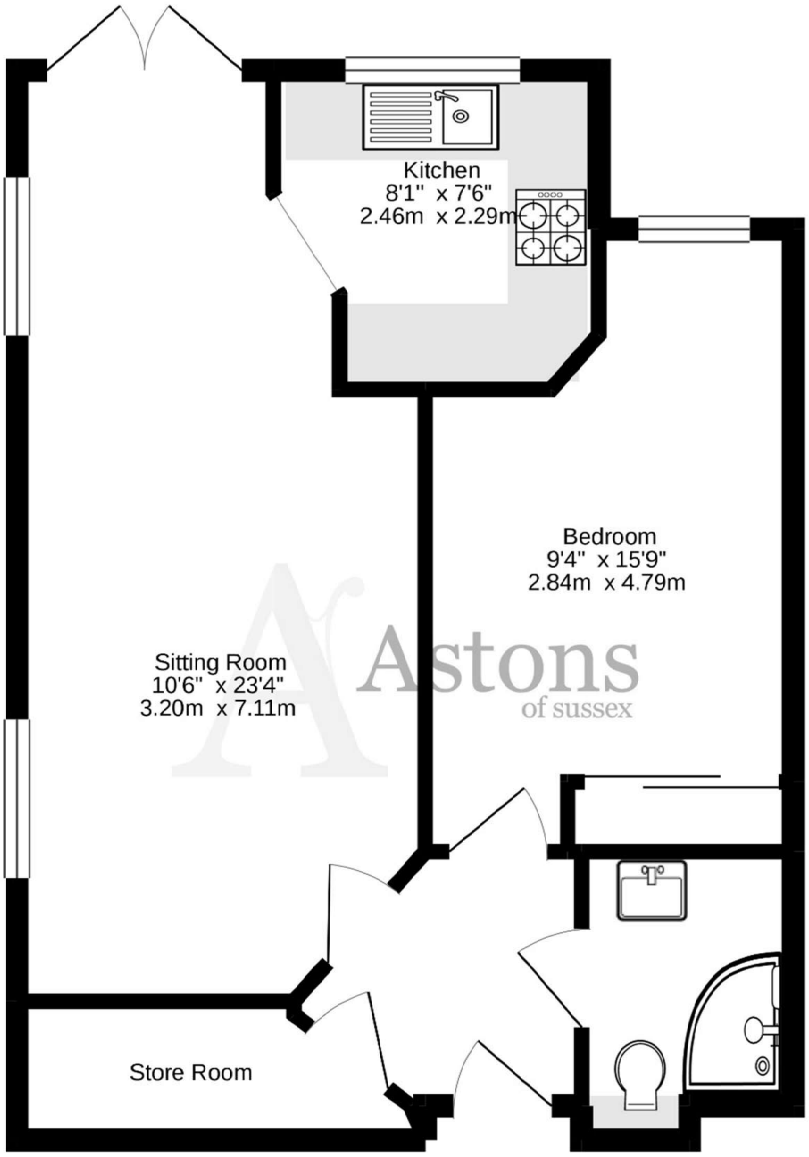
There is a fully furnished communal lounge to the ground floor which overlooks the residents garden with regular events hosted by the lodge manager.

Safety & Security
Video door entry linked to digital call alarm system.
24-hour Careline support.
Intruder alarms to all apartments.
Mains connected smoke detector.

125 year lease granted in June 2017 with a ground rent of £575 per annum.

Maintenance of £3306.30 per annum payable six-monthly. This includes general heating, water and sewerage charges, buildings insurance, window cleaning, garden maintenance and WiFi. It also includes the maintenance of furniture, heating and cleaning of the residents lounge.

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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