



Windmill Court, East Wittering, PO20 8RJ
Price Guide £200,000

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- TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT • KITCHENETTE • SITTING/DINING ROOM • SHOWER ROOM • RESIDENTS' LOUNGE & LAUNDRY ROOM • PARKING & COMMUNAL GARDENS • ENTRY PHONE SYSTEM & WARDEN ASSISTED • ELECTRIC STORAGE HEATING • NO FORWARD CHAIN

A two bedroom first floor warden assisted retirement apartment situated in the popular development of Windmill Court. Ideally located, being close to shops and amenities including dentist and doctor's surgery. Benefits include well-maintained communal gardens, parking, laundry room and communal residents' lounge.

The property is offered
CHAIN FREE
Council Tax band C

ADDITIONAL INFORMATION

The property is sold on a leasehold basis.
LEASE TERM REMAINDER OF 99 YEARS FROM 1988
MAINTENANCE FEE £180.15 pcm at the time of writing these details.

ENTRANCE

Via own front door, stairs to first floor, emergency pull cord for warden assistance.

FIRST FLOOR LANDING

Loft access, emergency pull cord, entry phone system and warden?, storage cupboard, airing cupboard housing hot water cylinder.

SITTING/DINING ROOM

16'0" x 12'0" (4.88 x 3.68)
Spacious room overlooking the front courtyard, fireplace with electric fire, through to kitchenette. Emergency pull cord for warden.



KITCHENETTE

6'11" x 5'2" (2.11 x 1.60)
A range of wall and base cupboards with sink unit, space for cooker, extractor, space for undercounter fridge, emergency pull cord.



BEDROOM ONE

11'1" x 10'11" (3.38 x 3.33)
Window, built-in wardrobes and cupboard, emergency pull cord.

BEDROOM TWO

12'11" x 8'2" (3.95 x 2.49)
Window, built-in wardrobe.

SHOWER ROOM

7'3" x 5'1" (2.21 x 1.55)
Lovely modern smart large walk-in shower cubicle with electric shower, vanity sink unit, concealed cistern w.c., built-in wall cabinets, extractor, wall heater, emergency pull cord

REAR GARDEN

Communal area to the rear of the flat.



COMMUNAL GARDEN



OUTSIDE & GENERAL

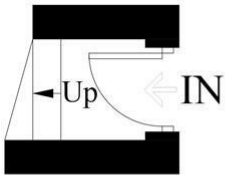
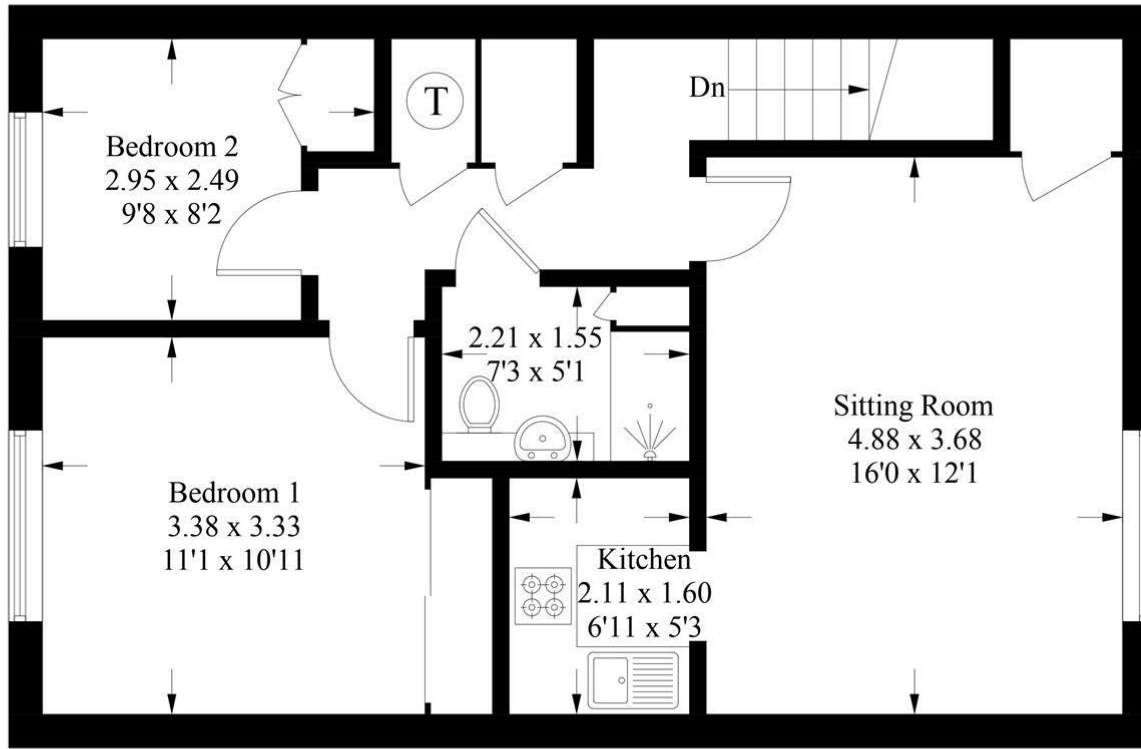
The gardens are communal and there is a lovely seating area overlooking the pond near the original windmill. Laundry room, and communal lounge next to warden's room. The flat is ideally located close to all the amenities in the village of East Wittering with its comprehensive shops, doctors surgery, dentist and all a short walk to the BEACH. Parking is on a first come first served basis.





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Approximate Gross Internal Area = 58.7 sq m / 632 sq ft



Ground Floor

First Floor

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.
Not to scale. Created by Emzo Marketing



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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