Price Guide £130,000

23 Windmill Court, East Wittering, Nr Chichester, West Sussex PO20 8RJ

BAILEYS

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Windmill Court was built in the 1980's and is superbly located just 150metres away from the convenience of East Wittering village which has many amenities at your disposal such as local independent shops, Health Centre, Dental Practice, Chemist, two supermarkets and an array of Cafes and restaurants and bus routes up to the Cathedral City of Chichester. Windmill Court has communal gardens areas with ornamental pond, a resident's lounge, Laundrette and Managers office.

Flat 23 is a first floor flat located opposite the old Windmill that the development is named after. There is a fully functioning stairlift up to the principle living areas which can be left in place for any new purchaser.

Upon arrival you are greeted by a long entrance hall which lads into the large welcoming lounge, which overlooks the community of flats and has a electric fire for those cosy winter nights. Just off the lounge there is a small kitchen with outlooks over the communal gardens and Windmill.

The sleeping accommodation includes two bedrooms, Bedroom one is the larger with ample space for a double bed and housing a built-in sliding wardrobe with mirrored doors and bedroom two being smaller but also having built in clothes storage.

There is a spacious bathroom with walk-in shower, basin and WC.

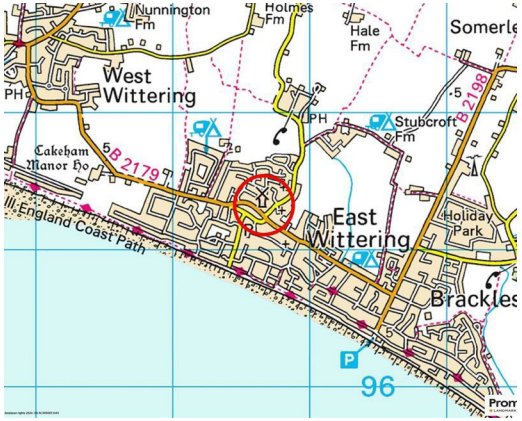
The property is heated by electric storage heaters.

Leasehold- The property is being sold with the 63 year balance remaining from the original 99 years lease. Current service charge is £2,400 per annum. Ground rent= £180.86.

Council Tax Band- C
Local Authority- Chichester District Council

The property is immediately available with vacant possession and the benefit of no onward chain.

Viewing is strictly by appointment with Baileys- 01243 672217

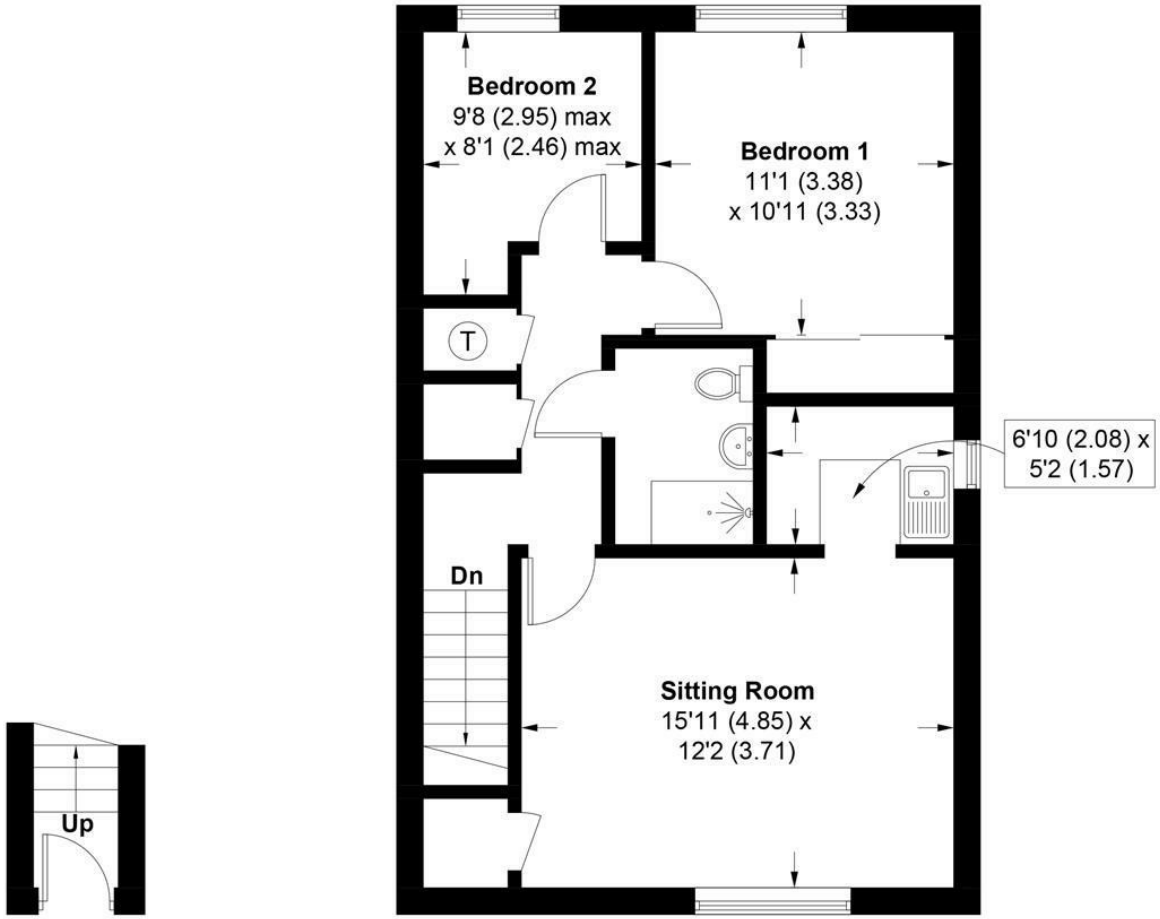

Nunnington Fm
Holmes Fm
Hale Fm
West Wittering
Stubcroft Fm
B 2198
B 2179
Cakeham Manor Ho
England Coast Path
East Wittering
Holiday Park
Brackles
96

Windmill Court
Windmill (disused)
Sewage Pmp Sta
Northside
Admiralty Court
Green Court
El Sub Sta
PO

East Wittering
Education Facility
Library
Fire Station
PO

23, Windmill Court, PO20 8RJ

APPROXIMATE GROSS INTERNAL AREA = 634 SQ FT / 58.9 SQ M



GROUND FLOOR **FIRST 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. (ID1107457)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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The Property Ombudsman

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