



Astons
of Sussex
Residential Sales & Lettings



47 Windmill Court, East Wittering, PO20 8RJ

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Guide Price £194,950

A rarely available GROUND FLOOR retirement apartment within Windmill Court in East Wittering. Walking distance to the local village shops, dentist & doctors. Offered CHAIN FREE.

Situated within a well-regarded retirement development in the heart of East Wittering, this particularly well-presented two-bedroom ground floor apartment has been tastefully updated to create a bright and welcoming home. Occupying a peaceful position within beautifully maintained communal grounds, the property is just 150 metres from the village centre, offering convenient access to local shops, cafés and amenities, with the beach only a short stroll away.

Recently redecorated throughout and complemented by brand new carpets, the apartment is ready to move straight into. The welcoming entrance hall provides access to all principal rooms and includes a useful built-in storage cupboard. The spacious sitting room enjoys a bright southerly aspect, creating a comfortable space to relax or entertain visitors.

The kitchen is fitted with a range of eye and base level units, generous work surface space, a freestanding electric hob, and benefits from a sizeable under-stairs storage cupboard, ideal for household essentials.

Both bedrooms are well-proportioned doubles, each featuring built-in wardrobes to maximise storage. A particular highlight of the apartment is the beautifully refitted shower room, finished to a high contemporary standard with a spacious walk-in shower, sleek glass screen, modern sanitaryware and stylish tiling, offering both practicality and a touch of luxury.



Outside, residents can enjoy the immaculately maintained communal gardens, with mature planting, colourful borders and seating areas providing peaceful surroundings throughout the year. Additional benefits include recently installed electric ceramic heaters, a residents' lounge, communal laundry facilities and unallocated on-site parking for both residents and visitors, creating a friendly and supportive community environment.

Offering an excellent balance of independence, convenience and low-maintenance living, this attractive apartment is perfectly positioned close to East Wittering's excellent amenities and picturesque coastline, making it an ideal choice for those looking to enjoy a relaxed coastal lifestyle.

LOCATION

East Wittering Village Centre is a short walk away and offers a comprehensive range of facilities including Infants and junior school, doctors, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocer to name but a few. Approximately two miles to the west is the beautiful Blue Flag beach of West Wittering which offers wonderful views of the South Downs and is popular with water sports enthusiasts all year round. Further shopping facilities are available within a 20-minute drive to Chichester 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. To the north of Chichester, Goodwood has its own private country club, golf course and full horse racing calendar. Goodwood also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

Tenure Leasehold | **Council Tax** Band C | **EPC** C

Remainder of 99-year lease granted in 1988. Annual service charge of £2,196.89 with peppercorn ground rent.

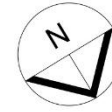
Connected to mains water, electricity & drainage. Electric heating.



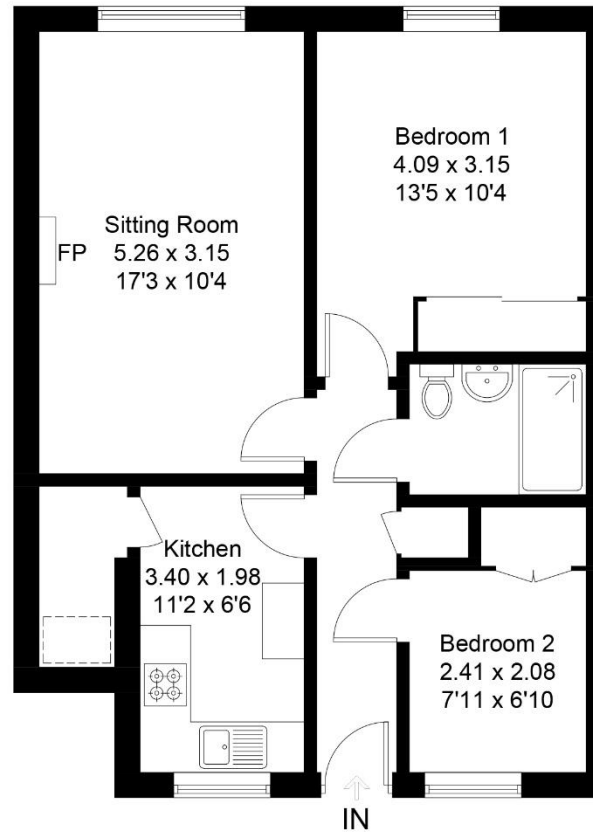
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Approximate Gross Internal Area = 55.8 sq m / 601 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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