



Price Guide £175,000

21 Windmill Court, East Wittering, Nr Chichester, PO20 8RJ

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Available with immediate vacant possession and no onward chain, a two bedroom ground floor flat having the considerable benefit of having direct access to the gardens to the rear and in addition there is a small private, south facing garden to the front.

Windmill Court is a very popular retirement complex situated close to the centre of East Wittering village and is therefore conveniently placed for all of the local amenities which include a health centre, dentist, chemists and library. There is a good selection of independent shops, cafes and restaurants as well as two supermarkets. The beach is only about 400 yds away and buses run regularly to the Cathedral City of Chichester which offers comprehensive shopping and recreational facilities.

Residents have the use of the laundry facilities which includes washing machines and tumble dryers. The gardens are communal and include a pretty area with ornamental pond and terrace situated to the rear of the residents lounge. There is non allocated parking available for residents only.

The accommodation with modern electric heating and Upvc framed double glazing comprises:

Entrance Lobby:

Living Room: (S) Adams style fire surround with fitted electric fire. 'Kyros' Rointe electric thermostatically controlled radiator. South facing picture window with door to the front garden. Sliding door into kitchen.

Kitchen: Range of fitted wall and base cupboard units with inset stainless steel sink. Space for cooker with hood over and space for fridge.

Inner Hall: Very useful, walk in under stairs storage cupboard with light and power point suitable for fridge/freezer.

Bedroom One: (N) Door leading out to the rear garden. Built in storage unit with space for television, double built in wardrobe cupboard with mirrored fronted doors. night storage heater,

Bedroom Two: (N) Built in wardrobe cupboard. Electric convactor heater.

Shower Room: Full width, walk in shower with sliding glass door and 'Mira' Go Power electric shower, W.C. and wash hand basin. Tiled walls and ceramic tiled floor. Electric chrome ladder style towel rail. Cabinet with light and shaver point.

Council Tax Band C

Leasehold- Lease term 99 years 1st April 1988 - 62 years remaining.

Service charge is approximately £2,196.89 pa

Please note this Complex is restricted to 60 years of age and over.

Viewings: By appointment with the office please- 01243 672217





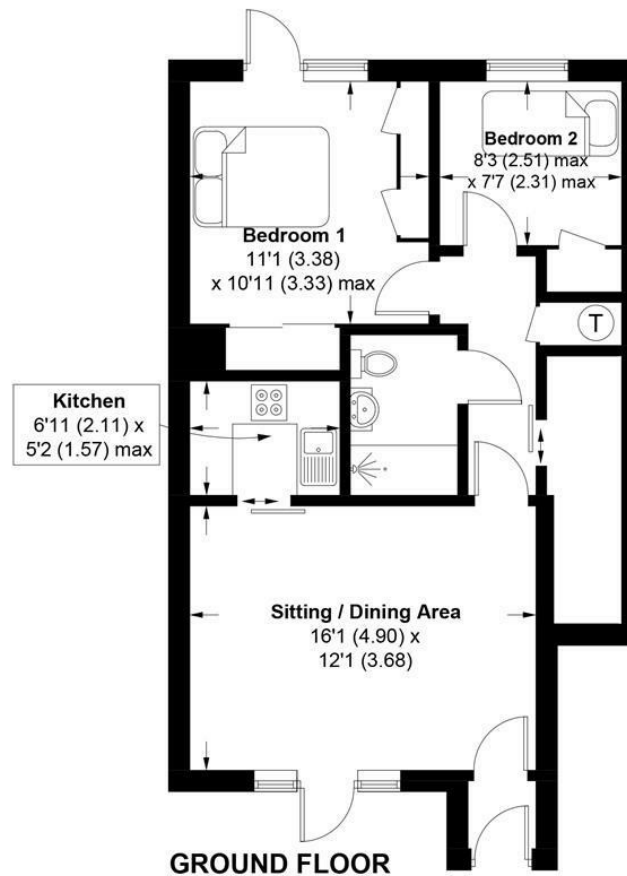






21 Windmill Court, Northern Crescent, PO20 8RJ

APPROXIMATE GROSS INTERNAL AREA = 617 SQ FT / 57.3 SQ M



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. (1259208)

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