



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**11 Green Court, East Wittering, PO20 8BB**

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Guide Price £139,000

Nestled in the heart of East Wittering, this charming and well presented one bedroom flat offers an excellent opportunity for those seeking a comfortable and secure home tailored for retirement living. Positioned within a sought-after development designed for residents aged 60 and over, this property benefits from the reassurance of warden assistance and a welcoming community atmosphere.

The highlight of this lovely home is its spacious open plan kitchen and sitting room, which boasts a rare and desirable triple aspect. This feature floods the living space with natural light throughout the day, creating a bright and airy environment perfect for relaxing or watching over the local village. The kitchen is well appointed with storage and workspace, combining practicality with a stylish and functional design.

The bedroom is generously sized, offering a peaceful and private retreat, while the bathroom is thoughtfully equipped to provide convenience and ease of use. For added accessibility, the apartment is equipped with a stair lift enhancing the suitability for a range of needs.

Recently fitted with brand new carpets throughout, the property feels fresh and inviting, ensuring it is move in ready for the next owner.

Residents enjoy access to beautifully maintained communal gardens, ideal for relaxing in the fresh coastal air, and benefit from a communal laundry, encouraging residents to socialise whilst also living independently.



## LOCATION

The property is located within the East Wittering village confines 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 in West Wittering which offers wonderful views of the South Downs and is popular with water sports enthusiasts all year round.

**Tenure** Leasehold | **Council Tax** Band A | **EPC** D

## Entrance Hall

Door to sitting room, shower room & bedroom. Storage cupboard.

## Sitting Room

Dual aspect windows, opening to kitchen.

## Kitchen

Matching range of white wall and base level units with work surface over, inset sink and drainer unit. Space for under counter fridge & freezer.

## Bedroom

Window to rear aspect, recessed wardrobe.

## Shower Room

Walk in shower cubicle, low level W.C & pedestal hand basin. Tiling to principle areas

## External & General

Well maintained communal grounds. Laundry facilities and un allocated parking.

## Lease Details

Extended with remaining term of 189 year lease granted in 1984.

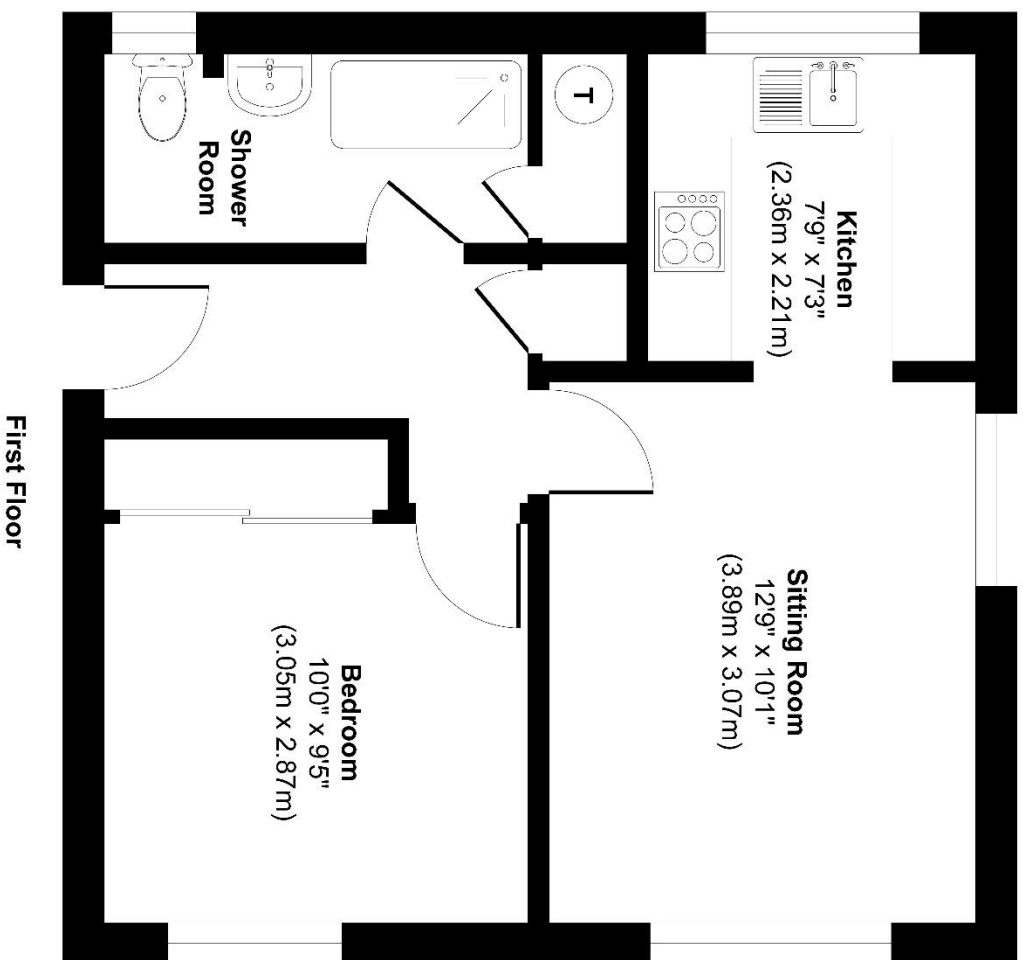
Service charge for the period 1/1/2025 - 31/12/2025 £2,177.83.  
£50 ground rent per annum.

## Services

The property is connect to mains water, electricity and mains drains. There is no gas at the property.



11 Green Court



**Approx. Gross Internal Floor Area 422 sq. ft / 39.20 sq. m**  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

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