



Price Guide £175,000

51 Windmill Court, East Wittering, Nr. Chichester, PO20 8RJ

BAILEYS



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No. 51 is situated on the ground floor in an enviable position at the entrance to this much requested and popular retirement development. Situated right in the centre of East Wittering village, the flat is very conveniently placed for the excellent local shops, supermarkets and cafes with the health centre and buses to Chichester just 100 yds away.

Windmill Court has the benefit of having a residents lounge with a terrace and a pretty ornamental pond to the rear. The lounge area also includes a laundry with washing machines and tumble dryers.

The property is located on the ground floor accessed via its own private front door and has just been completely redecorated throughout with brand new carpets and floor coverings throughout. The flat is available with immediate vacant possession and no onward chain.

Virtual Viewing: <https://my.matterport.com/show/?m=ukoJXzV2Dv6>

Hall: Entry phone. Night storage heater.

Living Room: (S and W) A light double aspect room with an electric fire in Adams style surround. Two night storage heaters. Handy serving hatch to kitchen.

Kitchen: (N) wall and floor units with inset single drainer stainless steel sink unit, Nearly new 'Beko' electric cooker. Deep, walk in under stairs storage cupboard with light and power suitable for fridge/freezer and lots of storage space.

Bedroom One: (S) Mirror fronted double built in wardrobe cupboard with sliding doors. Night storage cupboard.

Bedroom Two: (N) Double built in wardrobe cupboard. Electric, slim line wall mounted heater heater.

Shower Room: Formerly a bathroom. Full width shower cubicle with sliding glass door. 'Mira Vigour' electric shower unit. Pedestal wash hand basin and low level wc. Light with shaver point. Electric fan heater.

Outside:

Communal Gardens: The gardens are very well maintained and include a pretty feature pond and 'quiet' terraced sitting area. This is situated to the rear of the RESIDENTS LOUNGE which includes a kitchen and LAUNDRY ROOM with washing machines and tumble dryers.

There is NON ALLOCATED RESIDENTS PARKING.

Age Restriction Limit: 60 years of age.

Lease - Balance of 99 years from 1st of April 1988. Managing agents are Grange Management.

Current maintenance/service charges - TBC 01/01/2026 - 31/12/2027

Council Tax Band - C

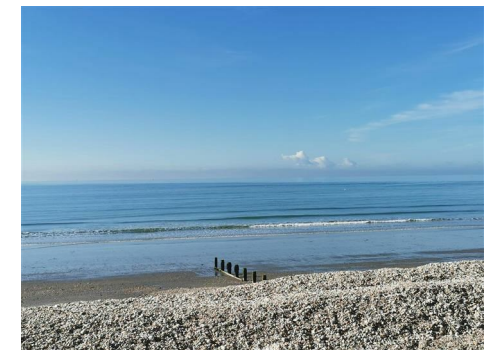
Viewing by appointment with Baileys, please contact us on 01243 672217 to arrange.





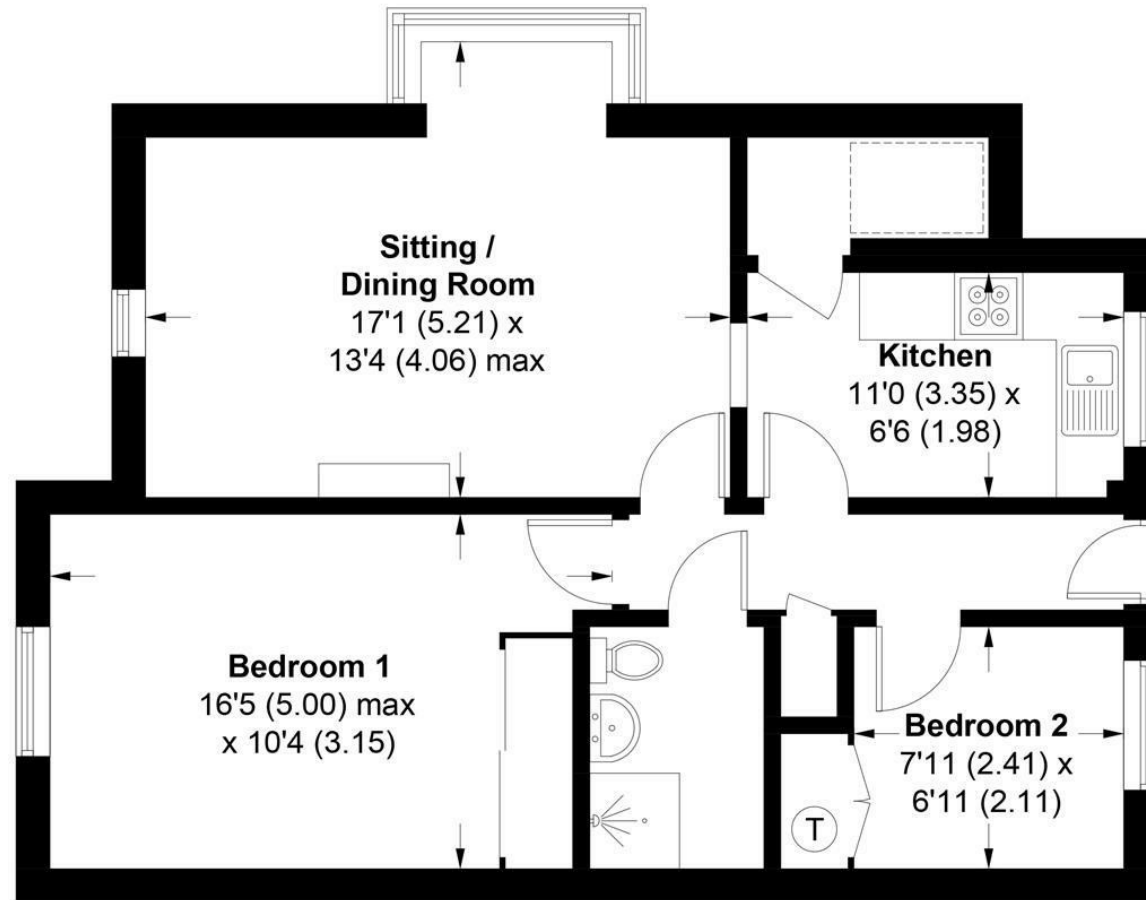






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APPROXIMATE GROSS INTERNAL AREA = 638 SQ FT / 59.3 SQ M



GROUND 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. (ID1341901)

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