



Price Guide £140,000

40 Windmill Court, East Wittering, Chichester, PO20 8RJ

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A spacious first-floor retirement flat with an envious position overlooking the communal gardens, residents lounge and ornamental pond.

Welcome to Windmill Court, a partially warden-aided retirement complex offering residents an excellent location with fantastic accessibility to the local village amenities.

Internally the flat offers stairlift access, a landing, a bright kitchen overlooking the communal gardens and pond, a generous sitting room with electric fireplace, tow spacious bedrooms with built-in storage and a shower room with a modern walk-in shower cubicle with glass shower screen.

Leasehold- 61 years remaining. Ground rent if demanded is a peppercorn amount. Service charge £2,346.81 for 2026.

Entrance: Stair lift access, hand banister.

Landing: Storage cupboard, loft access, electric storage heater.

Kitchen: Electric cooker and 4-ring stove, extractor fan, stainless steel sink and draining board.

Living Room: Electric fire, storage heater, triple south-facing window.

Bedroom 1: Double cupboard, storage heater, roller blinds.

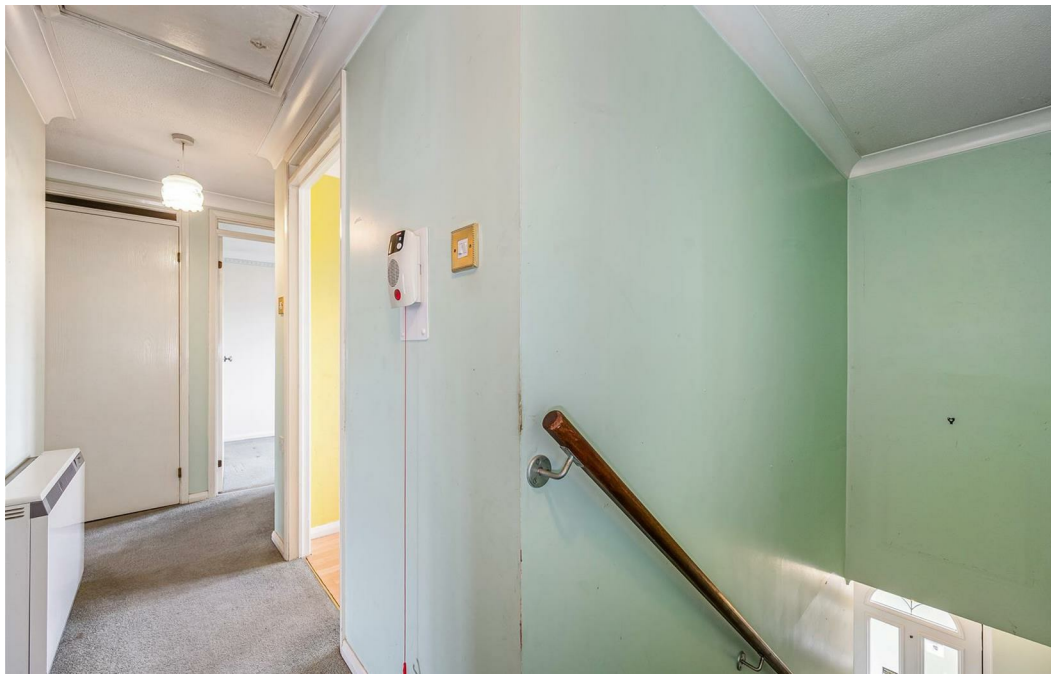
Bedroom 2: Built in cupboard, storage heater.

Bathroom: tiled floor, Modern walk-in shower cubicle, electric heated towel rail, wash basin, WC.

Vacant possession, no forward chain.

Agents Note

Please note upon an accepted offer you will be required to complete online Identity checks provided by Guild/Verify365, the cost of these checks is £30 plus VAT per registered purchaser. This charge verifies your identity in line with our obligations with HMRC.





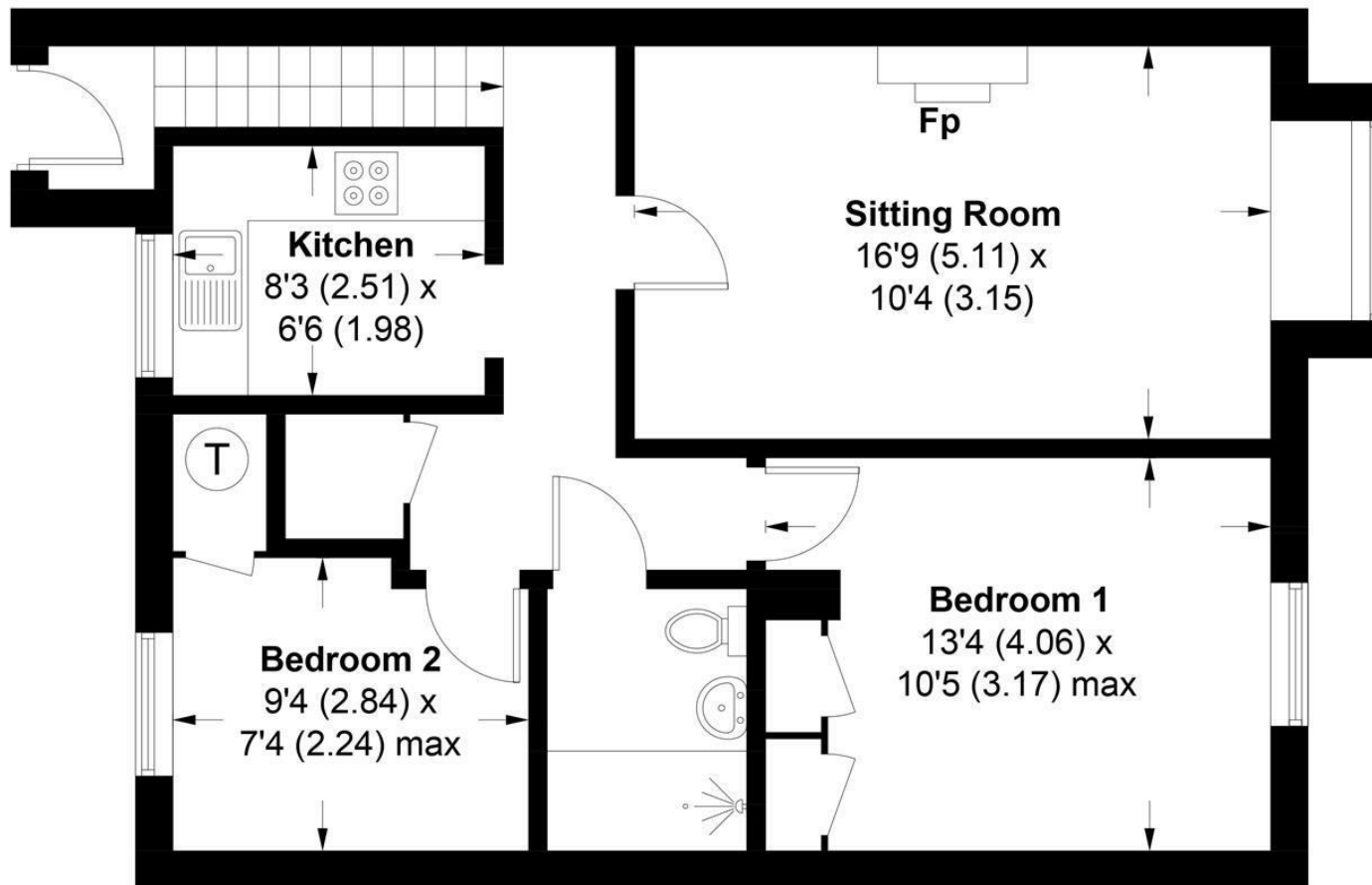






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APPROXIMATE GROSS INTERNAL AREA = 636 SQ FT / 59.1 SQ M



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. (ID1341927)

Produced for Baileys Estate Agents

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