



Price Guide £150,000

3 Windmill Court, East Wittering, Nr Chichester, West Sussex PO20 8RJ





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A bright, two bedroom, first floor apartment situated in the sought after Windmill Court retirement complex with the advantage of modern electric heaters, private entrance modernised kitchen and is being sold with no forward chain. Within the complex there are very well maintained gardens, an ornamental pond, laundrette and Residents Lounge along with non allocated parking for residents only.

Built in the 1980's Windmill Court is very handily placed within 200metres of East Wittering village centre which hosts a wide range of amenities such as a wide variety of independent shops, two supermarkets, a library, two chemists, Health Centre and Dental Practice and bus stops with regular connections to Chichester.

Leasehold- Lease term 99 years 5th May 1988 - 1st April 2087. 62 years remaining  
Please note this Complex is restricted to 60 and over.  
Service charge £2,196.89 pa

Entrance Hall/Landing: Stairlift and stairs up to first floor Landing.

Kitchen: Recently modernised with new units, worktops, Stainless steel sink, Electric Hob and Oven.

Living/Dining Room: (E) East facing window, new carpets and modern wall mounted electric radiator.

Bathroom: Mermaid panelled, Walk in shower, WC, Basin

and Mirror with light.

Bedroom 1: (W) West facing window, electric radiator, built in mirrored sliding wardrobe.

Bedroom 2: (W) West facing window, electric radiator, built in cupboard.

Council Tax Band C  
EPC C

Viewings: By appointment with the office please- 01243 672217



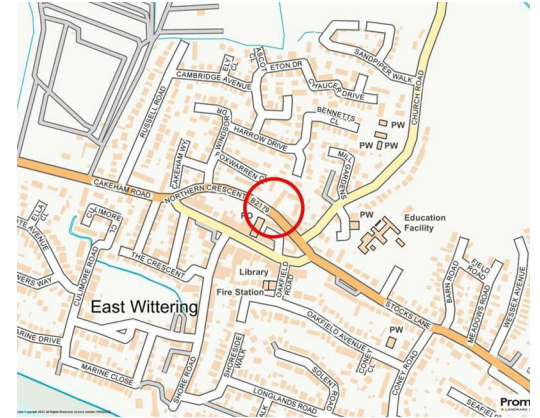




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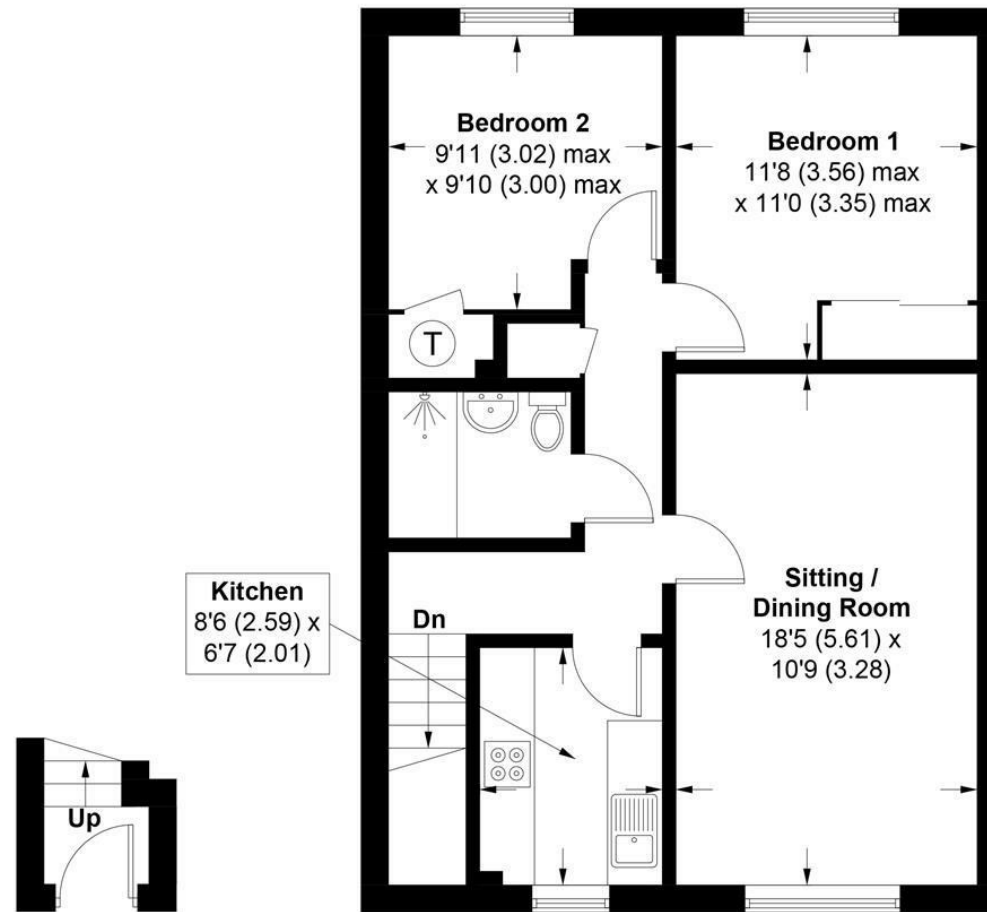
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### 3, Windmill Court, PO20 8RJ

APPROXIMATE GROSS INTERNAL AREA = 663 SQ FT / 61.6 SQ M



#### GROUND FLOOR 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. (ID1172978)

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