



Price £179,950

34 Windmill Court, East Wittering, PO20

BAILEYS



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Very conveniently located within only 150m of the excellent variety of local shops in East Wittering Village centre as well as the health centre and library, and just 400m from the beach, a two bedroom, ground floor warden assisted apartment. Windmill Court is very popular and is set in its own well kept communal gardens, no 34 is located close to the residents lounge. The accommodation has electric economy heating, upvc framed double glazing and has a direct call security system to the resident warden.

COMMUNAL ENTRANCE LOBBY:

ENTRANCE HALL: Airing cupboard with hot tank and immersion heater.

LIVING ROOM: (W) T.V. Point and telephone point. Access into Kitchen.

KITCHEN: (N) Range of original wall and floor cupboard units with inset single drainer stainless steel sink top. Space for fridge and cooker.

BEDROOM ONE: (S) Built-in double wardrobe with mirrored fronted doors. Tv point. Telephone point.

BEDROOM TWO: (S) Built in wardrobe cupboard.

SHOWER ROOM: Fully tiled walls with Glass corner shower cubicle with Mira Event 75 electric shower. Vanity wash hand basin, low level WC, chromium electric heated towel rail. Extractor fan.

OUTSIDE: There are very well maintained communal gardens laid to lawn together with well stocked, established flower beds and a feature pond.

PARKING: non allocated, for residents only.

TENURE: The property is leasehold held on a 99 year lease from 1 April 1998.

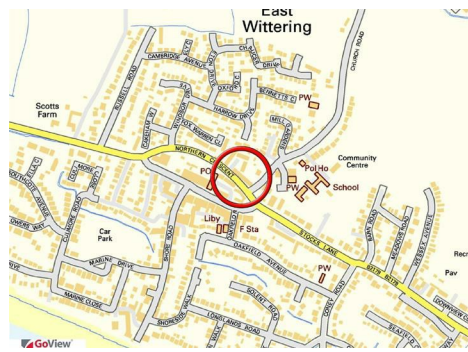
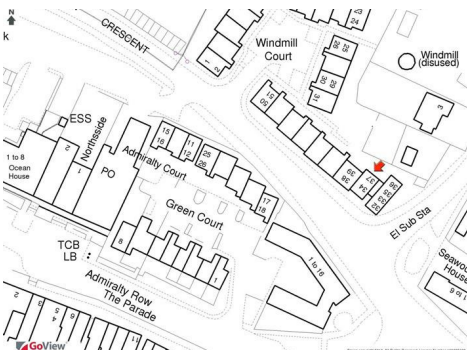
AGE RESTRICTION: 60 years of age.

Service Charge: There is a monthly service charge, for January to December 2019 this was £158.18 pcm

There is a residents laundry room with washing machines and tumble driers. Adjoining this is the residents lounge which backs onto a delightful sitting out area surrounding a pretty pond feature.

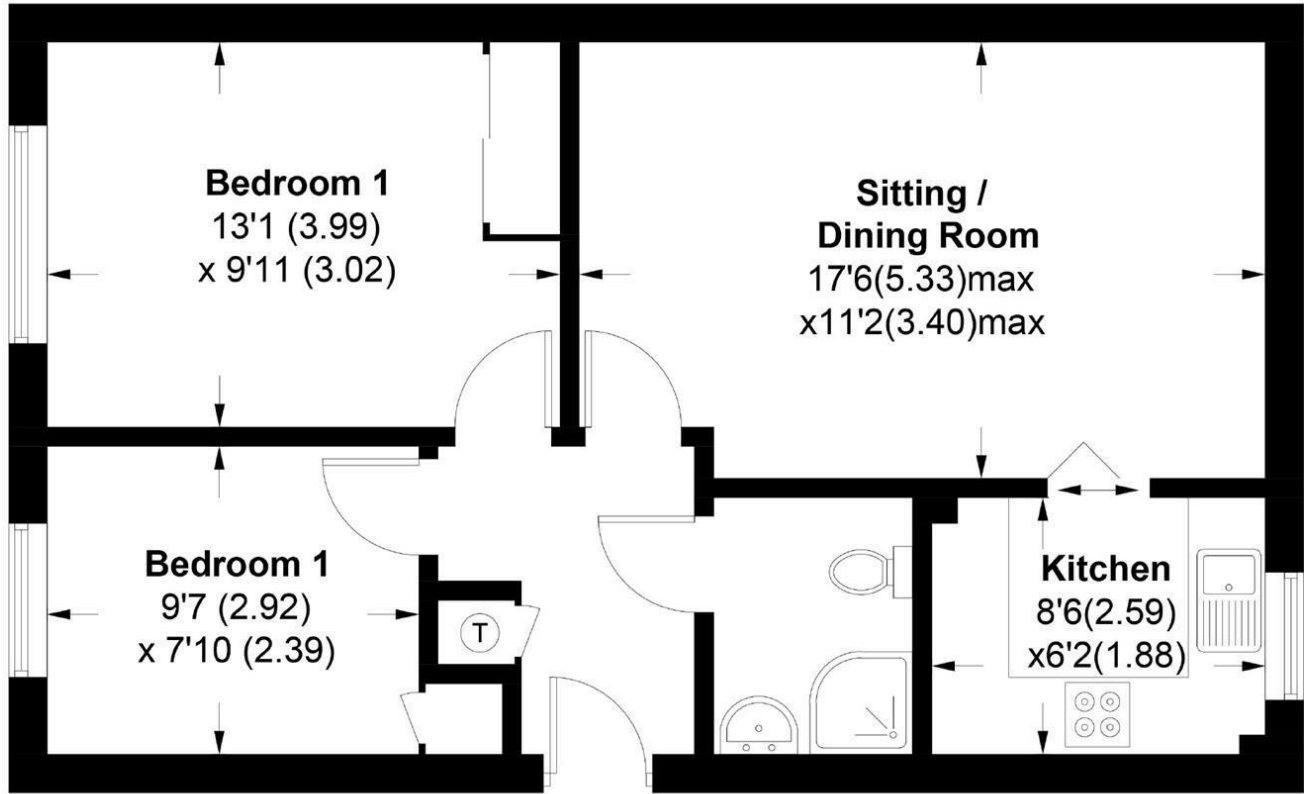
Viewing by appointment with the office please 01243 672217.





34 Windmill Court, Cakeham Road, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 569 SQ FT / 52.9 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. (ID630115)

Produced for Baileys Estate Agents

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