



Price £195,000

47 Windmill Court, East Wittering, West Sussex, PO20 8RJ

BAILEYS



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A ground floor, two bedroom, warden aided flat situated in the very sought after Windmill Court complex located within only 150 yards of the shops and amenities of East Wittering village centre. The property, within just a few yards of the pond and garden area to the side is available with immediate vacant possession.

Designed to provide easily managed living in an independent environment, Windmill Court benefits from having a resident manager, emergency alarms within the properties, a residents lounge and laundry facilities and beautifully maintained communal gardens.

Entrance Hall:

Living Room:

(S) Electric fire in surround.

Kitchen:

(N) Large, very useful walk-in under stairs cupboard.



2

Bedroom One:

(S) Double built in wardrobe cupboard

Bedroom Two:

(N)

Shower Room:

Walk in full width shower with seat.

Wash basin and w.c.

Residents Laundry and Lounge:

There is a residents lounge used for social occasions with doors opening onto a pretty garden with a terrace and pond. Adjoining the lounge is a laundry with washing machine and tumble dryers for residents use. The resident warden lives above this.

Parking:

There is non-allocated parking for residents.

Service Charge: approx. £1853 per yr.

Lease:

The balance of a 99 year lease from 1987.



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C



NEAREST



SHOPS 0.2 miles



SCHOOL 0.2 miles



BEACH 0.4 miles



BUSES 0.2 miles

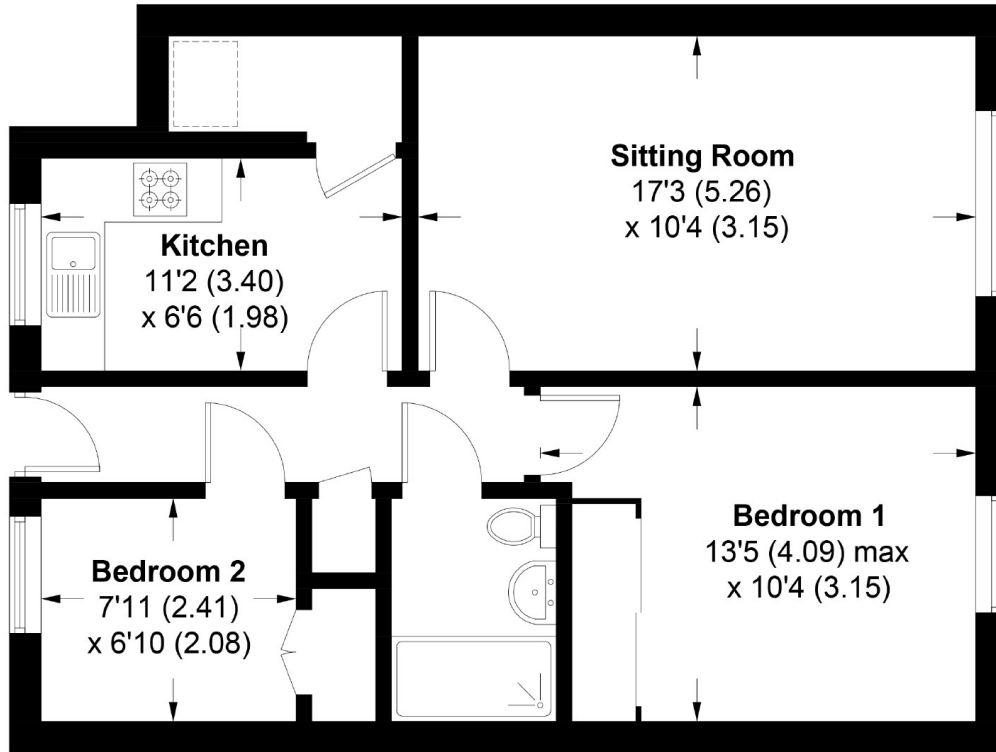


TRAINS 7 miles



Windmill Court, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 597 SQ FT / 55.5 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. (ID519374)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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