



Price £150,000

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

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A newly redecorated flat situated on the ground floor of this popular warden aided complex. Windmill Court benefits from being situated right in the village centre, close to the shops, buses and health centre and only 400 yards or so from the beach. There is a resident warden and a lounge, laundry and beautifully maintained gardens for the use of the residents. The carpets are newly fitted.

Communal Entrance Lobby:

Entrance Hall:

Living Room:

(East and South) Double aspect. Night storage heater. Deep storage cupboard. Opening in to kitchen.

Kitchen:

(S) Fitted floor and cupboard units with 1 ½ inset sink unit, built in oven with ceramic hob and cooker hood over. Space for fridge. Ceramic tiled floor.

Double Bedroom:

(E) Double built in wardrobe cupboard with sliding mirror fronted doors. Night storage heater.

Shower Room:

Corner shower unit with 'Mira' electric shower, low level W.C. And wash hand basin. Fully tiled walls and floor, electric ladder style towel rail.

Residents Lounge and Laundry:

There is a lounge for the use of the residents and also a laundry with washing machines and tumble dryers. The lounge leads out to a quiet outside sitting area.

Communal Gardens:

The communal gardens are beautifully maintained and include a pretty ornamental pond area with a terrace situated behind the residents lounge.

Service Charge:

£140.51 per month.

Viewing:

By appointment with the office, please.



NEAREST



SHOPS 120 yards



SCHOOL 300 yards



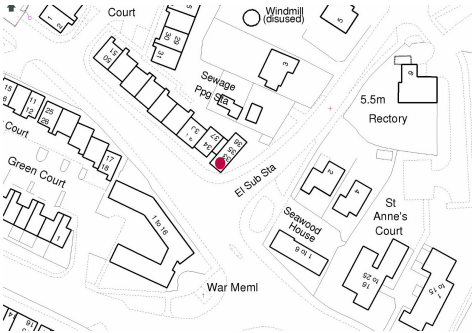
BEACH 400 yards



BUSES 150 yards

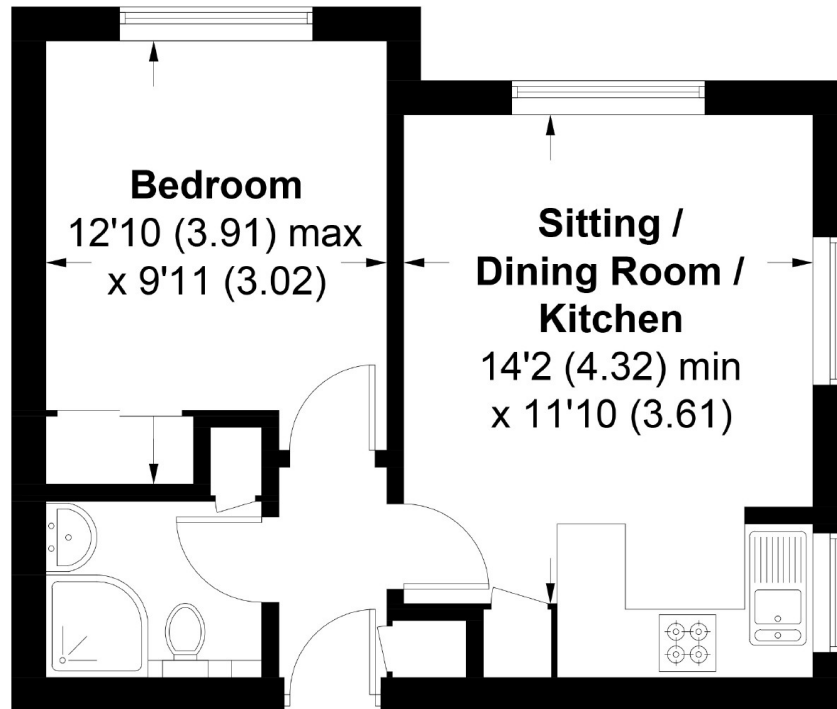


TRAINS 6.9 miles



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APPROXIMATE GROSS INTERNAL AREA = 382 SQ FT / 35.5 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. (D566303)

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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