



Guide Price £179,950

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





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Within only a few yards of the shops, buses and facilities in East Wittering village, a two bedroom ground floor apartment situated on the popular Windmill Court retirement development,

Windmill Court was developed in 1987 and designed to provide easily managed independent living in a secure environment. The attractive, well maintained communal gardens and grounds surround the development with quiet seating areas and parking. A resident scheme manager lives on site and there are emergency alarms within the property. There is a residents lounge, laundry room with washing machines and tumblers driers and a very pretty seating area to the rear of the lounge arranged around an ornamental pond.

The beach is about 400 yds away while East Wittering offers a health centre, dentist, supermarkets and a variety of local shops.

Note: The property has been recently redecorated with new fitted carpets.

Entrance Hall: Airing cupboard with hot tank and immersion heater.

Sitting/Dining Room: Bay window. Feature electric fire in Adams style fire surround. Night storage heater. Arch through into Kitchen

Kitchen: Range of floor and wall units with space for cooker and fridge.

Bedroom One: Double built in wardrobe cupboard with sliding mirror fronted doors. Night storage heater.

Bedroom Two: Wall mounted convector radiator.

Shower Room: Newly fitted with a full width wet room style walk in shower having a glass shower screen and electric shower unit. Recessed W.C and semi recessed wash basin with storage cupboards under. Mirror, wall mounted fan heater and chrome, electric towel rail.

Communal Gardens: The pretty gardens are beautifully maintained and include an ornamental pond situated to the rear of the residents lounge.

Parking: There is unallocated parking available, subject to availability.

Residents Lounge and Laundry: A communal lounge is situated on site for the use of the residents and a number of social events are held monthly. Adjacent is a communal laundry area with washing machines and tumble driers.

Service Charges: Monthly service charges for the year Jan to Dec 2019 £158.18p

Lease: The balance of a 99 year lease from circa 1988. Peppercorn Ground Rent applies.







i **NEAREST**

- SHOPS** 0.2 miles
- SCHOOL** 0.2 miles
- BEACH** 0.4 miles
- BUSES** 0.2 miles
- TRAINS** 7 miles

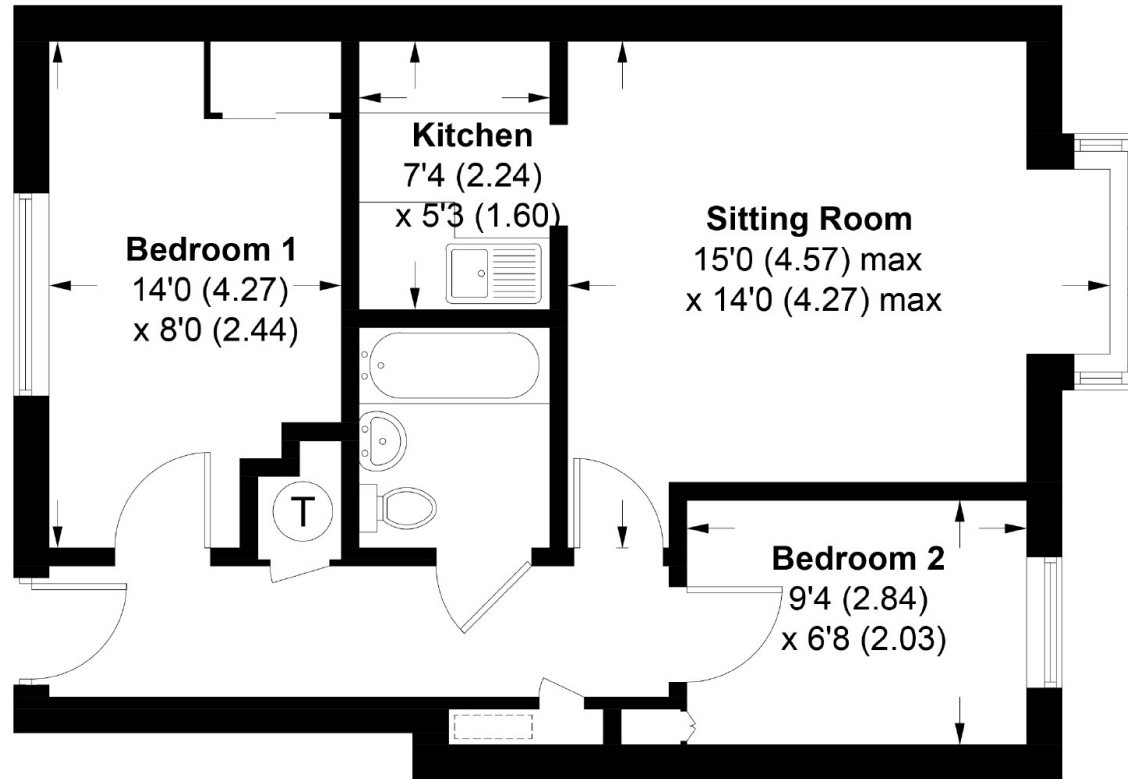


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Windmill Court, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 520 SQ FT / 48.3 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. (ID521481)

Produced for Baileys Estate Agents

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