



Guide Price £135,000

11 Green Court Cakeham Road, East Wittering, West Sussex,

**BAILEYS**



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Very conveniently situated in the centre of the village, a bright first floor 'Assisted Living' apartment forming part of this small and popular complex. The property is available with immediate vacant possession with a dual aspect sitting room over looking the village centre and toward Stocks Lane.

The property is offered in presentable order and is offered with stair lift leading to the first floor, entrance hall, living room, kitchen, bedroom, bathroom and communal gardens.

Communal Entrance Hall Lobby

First Floor Landing

Entrance Hall  
Built in cupboard.

Kitchen  
A range of floor and wall mounted cupboards with fitted worktops and inset sink with mixer tap. Electric cooker and refrigerator.

Sitting/Dining Room  
Dual aspect room with views over the village centre.

Bedroom  
Built in cupboards.

Bathroom  
Comprising a shower, wc and wash basin.

Communal Gardens

Lease  
Balance of a 99 year lease from 1st of September 1986.

Service Charges  
Grange Property Management are the managing agents for the development and we understand the monthly fees are approximately £141.61p

Parking  
There is a limited amount of resident only non-allocated parking.

Age Restriction  
55+

Viewing  
By appointment with Baileys



## NEAREST



SHOPS 40 yards



SCHOOL 0.2 miles



BEACH 400 yards



BUSES 70 yards



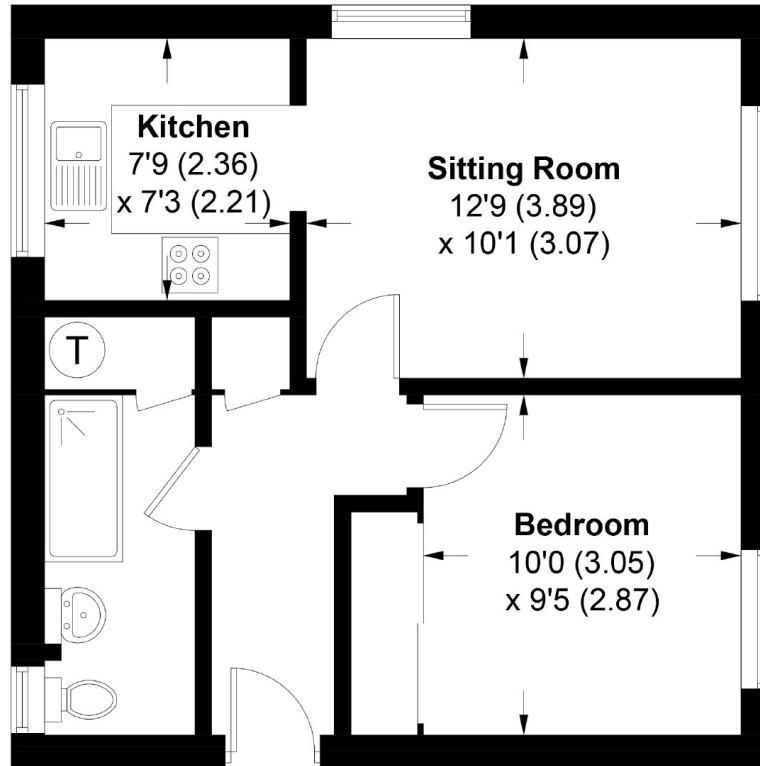
TRAINS 6.9 miles





## Green Court, Cakeham Road, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 422 SQ FT / 39.2 SQ M



### 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. (ID477015)

**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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