



Guide Price £220,000

2 Lanka Court, Marine Drive, West Wittering, West Sussex, PO20 8HF







## 2 Lanka Court, Marine Drive, West Wittering, West Sussex, PO20 8HF



1



2



1

EPC



D



C

A well presented, purpose built, ground floor apartment situated in a very convenient location within 200m of the village centre which offers an excellent variety of shops, restaurants and local amenities such as a health centre, dentist and library. The beach is also only 200m away.

The property which is available for sale with immediate vacant possession offers two double bedrooms and would be suitable either as an easily managed residence or with the option of using it as a holiday home for personal use or providing some income if let out as holiday accommodation.

Heating is all electric by way of thermostatically controlled radiators and the property is fully double glazed throughout. Flooring is wood effect laminate throughout with the exception of the shower room which is tiled.

### Entrance Hall

Living/Dining Room: South facing picture windows.

Kitchen with a range of fitted floor and wall mounted cupboards with fitted worktops with space for appliances.

### Bedroom One

### Bedroom Two

Shower Room comprising a shower, wc and washbasin.

### Outside

Communal gardens and driveway leading to the rear of the complex and the parking area.

Parking is available on an unallocated basis.

The property is leasehold and sold with the benefit of a share in the freehold.

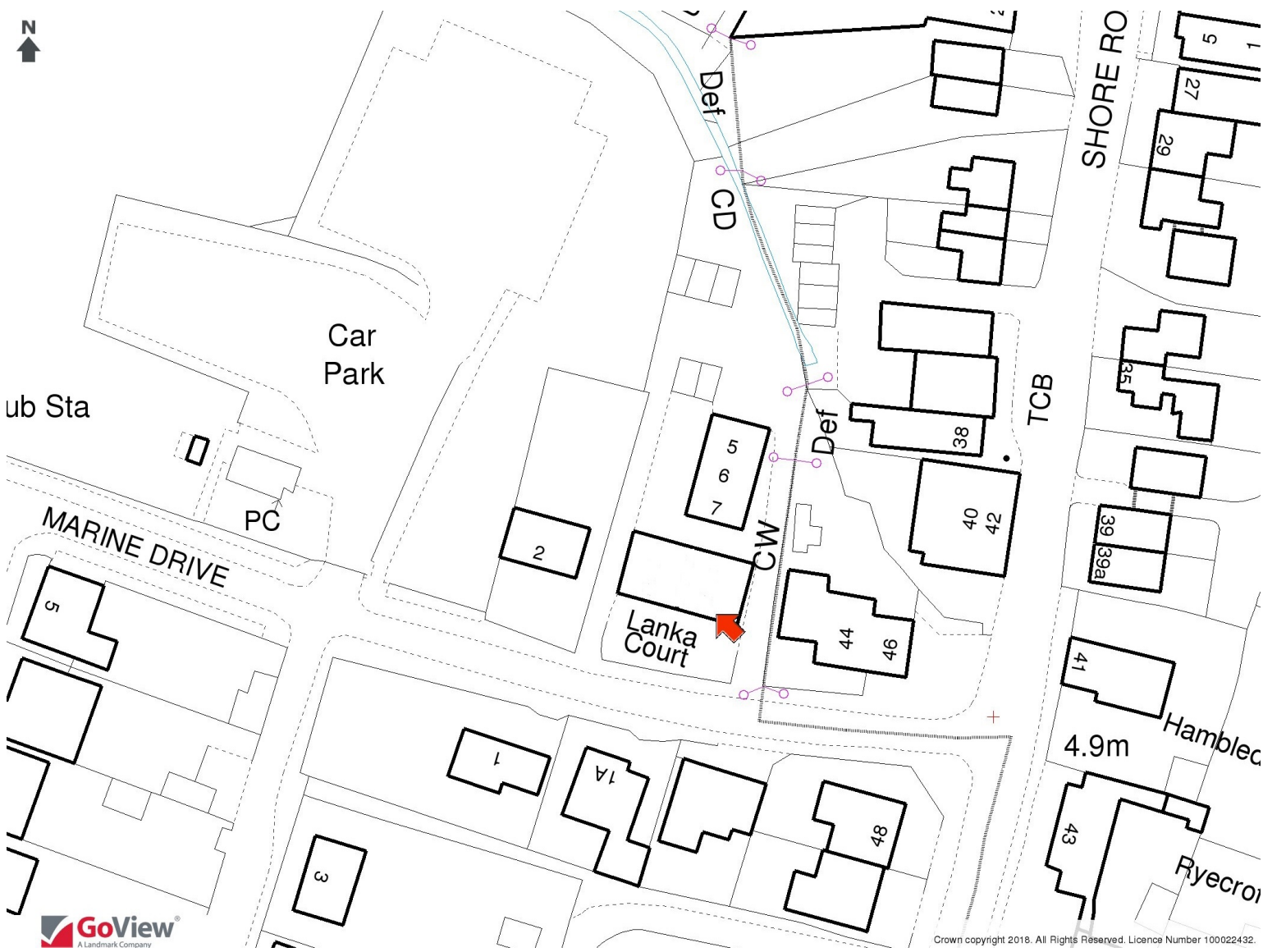
Viewing by appointment with Baileys - please call 01243 672217











Crown copyright 2018. All Rights Reserved. Licence Number 100022432.

NEAREST

SHOPS 0.1 miles

SCHOOL 0.3 miles

BEACH 200 metres

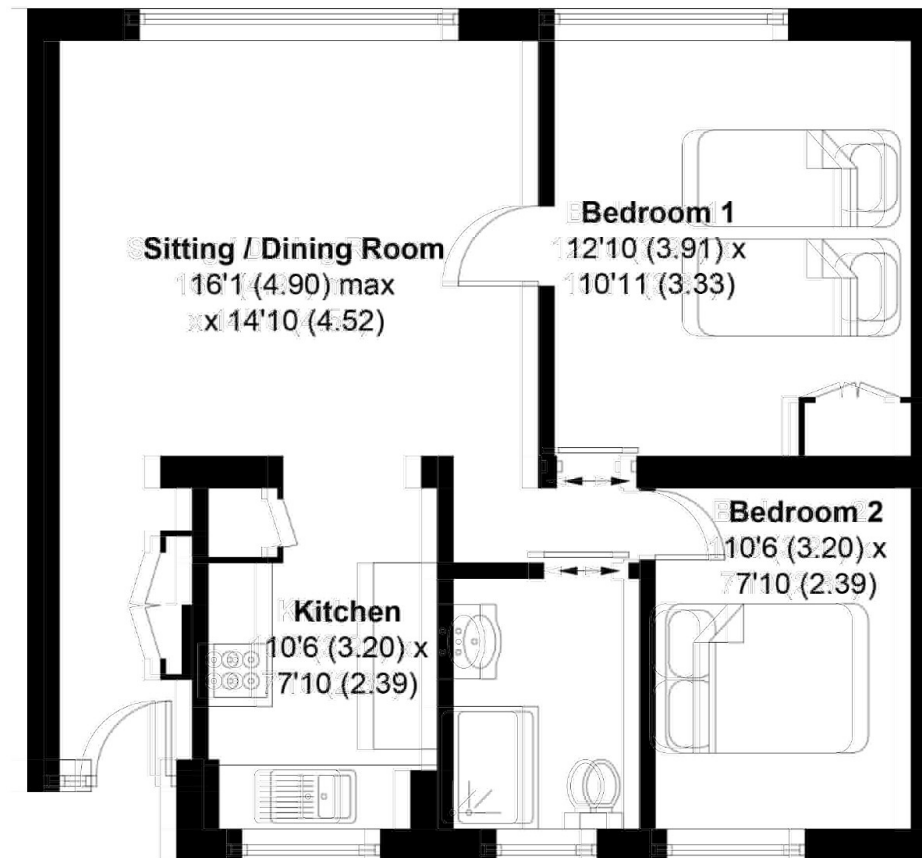
BUSES 0.1 miles

TRAINS 7 miles



## Flat 2, Lanka Court, Marine Drive, West Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 627 SQ FT / 58.3 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. (ID431101)

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.

17 Shore Road, East Wittering, Chichester, West Sussex, PO20 8DY

01243 672217

info@baileys.uk.com

www.baileys.uk.com

