



Price Guide £190,000  
51 Windmill Court, East Wittering, Chichester, Sussex PO20 8RJ





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A ground floor two bedroom flat, situated in an enviable position at the entrance to this much requested and popular retirement development.

Windmill Court was built in the 1980's and is very conveniently located within approximately 150m of East Wittering village centre which includes a variety of individual shops, Health Centre, Library, two supermarkets, chemists and bus stops with services to Chichester.

The property is accessed via its own private front door leading into the entrance hall with built in cloaks cupboard. The kitchen is separate from the sitting/dinning room and includes a range of built in cupboards with fitted worktops plus a very useful additional under stairs space. The sitting/dining room enjoys a twin aspect with a feature bay window with a westerly aspect, overlooking the entrance to the development.

Bedroom 1 is of a good size and includes wardrobe cupboards. Bedroom 2 whilst smaller also has a wardrobe cupboard and would make an excellent guest bedroom/study.

The bathroom includes shower, bath and a wc.

Outside are communal garden areas including an ornamental pond with seating adjacent. Within the development there is a managers office, laundry area, residents lounge and un-allocated parking area.

Council Tax Band.

Lease - approximately 64 years remaining as of 2023. Managing agents are Grange Management. Maintenance/service charges are per month/per annum.

The property is available with immediate vacant possession and viewing is highly recommended.

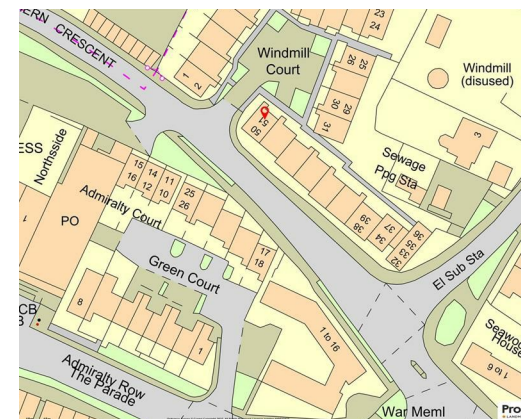
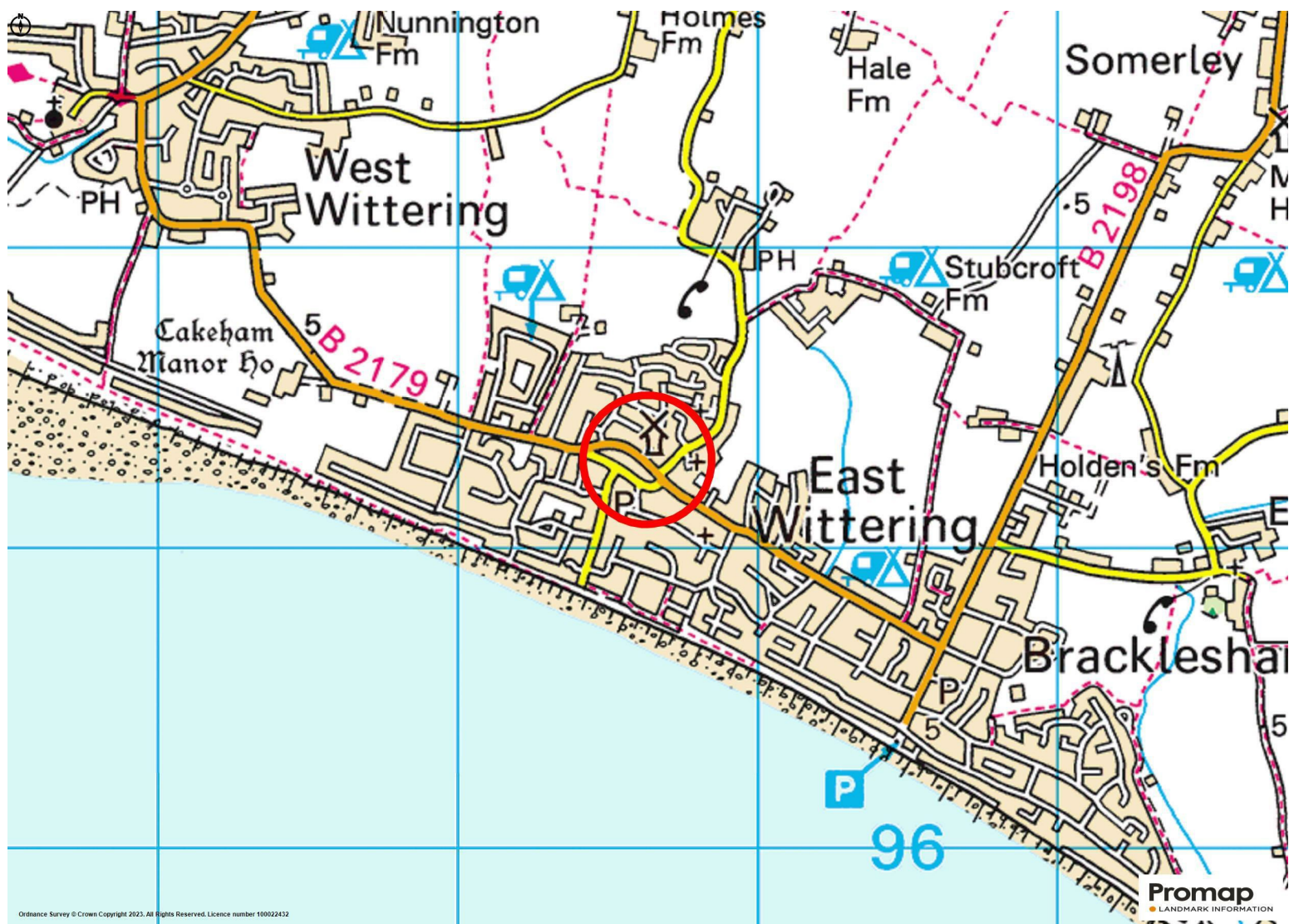
Viewing - by appointment with Baileys, please contact us on 01243 -672217 to arrange.





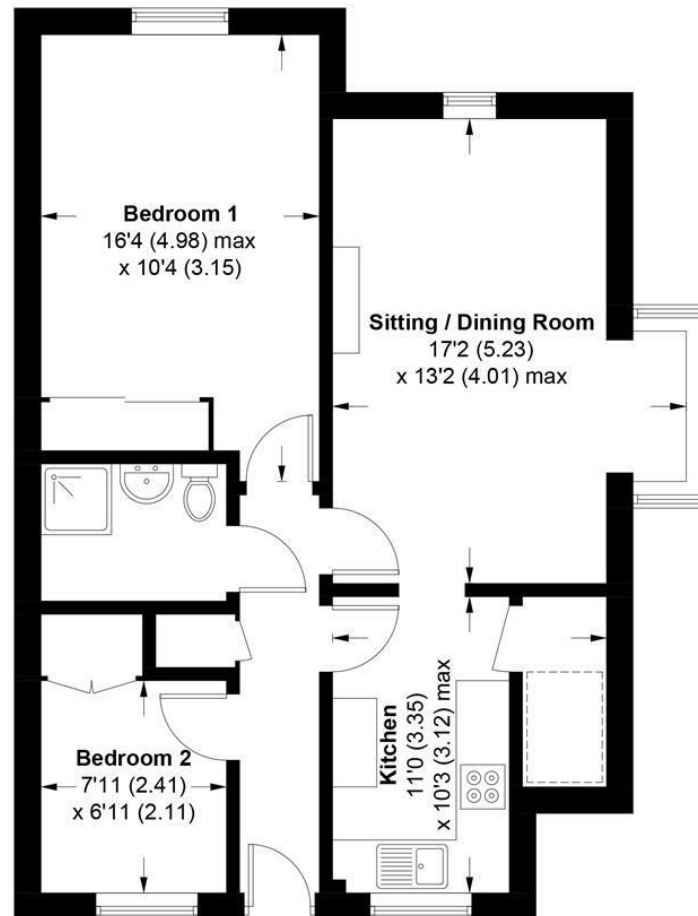






# 51, Windmill Court, PO20 8RJ

APPROXIMATE GROSS INTERNAL AREA = 638 SQ FT / 59.3 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. (ID966601)

Produced for Baileys Estate Agents

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