

11 Tamarisk Lodge Stocks Lane, East Wittering

Starting Bid £180,000 Sold via Secure Sale online bidding.
Terms & Conditions apply.

Henry Adams
estate agents

11 Tamarisk Lodge Stocks Lane

East Wittering, Chichester

A beautifully presented, modern two-bedroom first-floor apartment in the prestigious Tamarisk Lodge development, offered with no forward chain. Conveniently located close to East Wittering village with its wide range of amenities, and just a short stroll from the beach, the property is also within easy reach of the new Co-op in Bracklesham Bay.
On entering the apartment, a spacious hallway welcomes you. The bright and airy living/dining room, complete with a Juliette balcony, benefits from plenty of natural light. Off the living room, the modern kitchen is equipped with integrated Zanussi appliances. There are two double bedrooms, with the principal bedroom featuring fitted wardrobes. The apartment also offers a contemporary shower room, an additional cloakroom, and ample storage cupboards. For convenience, a lift and staircase provide easy access to the first floor.

Residents of Tamarisk Lodge enjoy a range of facilities, including a communal lounge which can be booked for family gatherings, a guest suite for overnight visitors, and beautifully maintained gardens. Additionally, a lodge manager, cycle and mobility scooter storage, and resident parking on a first-come, first-served basis enhance the lifestyle offering.

Located on a regular bus route, the apartment provides easy access to East Wittering and the nearby Cathedral City of Chichester.

Leasehold 125 years remaining from 2017.

Annual service charge: £6,118.89. This includes, Insurance, Electric heating to radiators in the apartment, Electricity to communal areas, Water and Sewage, Window Cleaning Lodge Manager, Careline Monitoring, Emergency Call Equipment, Buildings Insurance, General Expenses, Maintenance, Garden Maintenance, Repairs to communal areas and contribution to contingency fund.

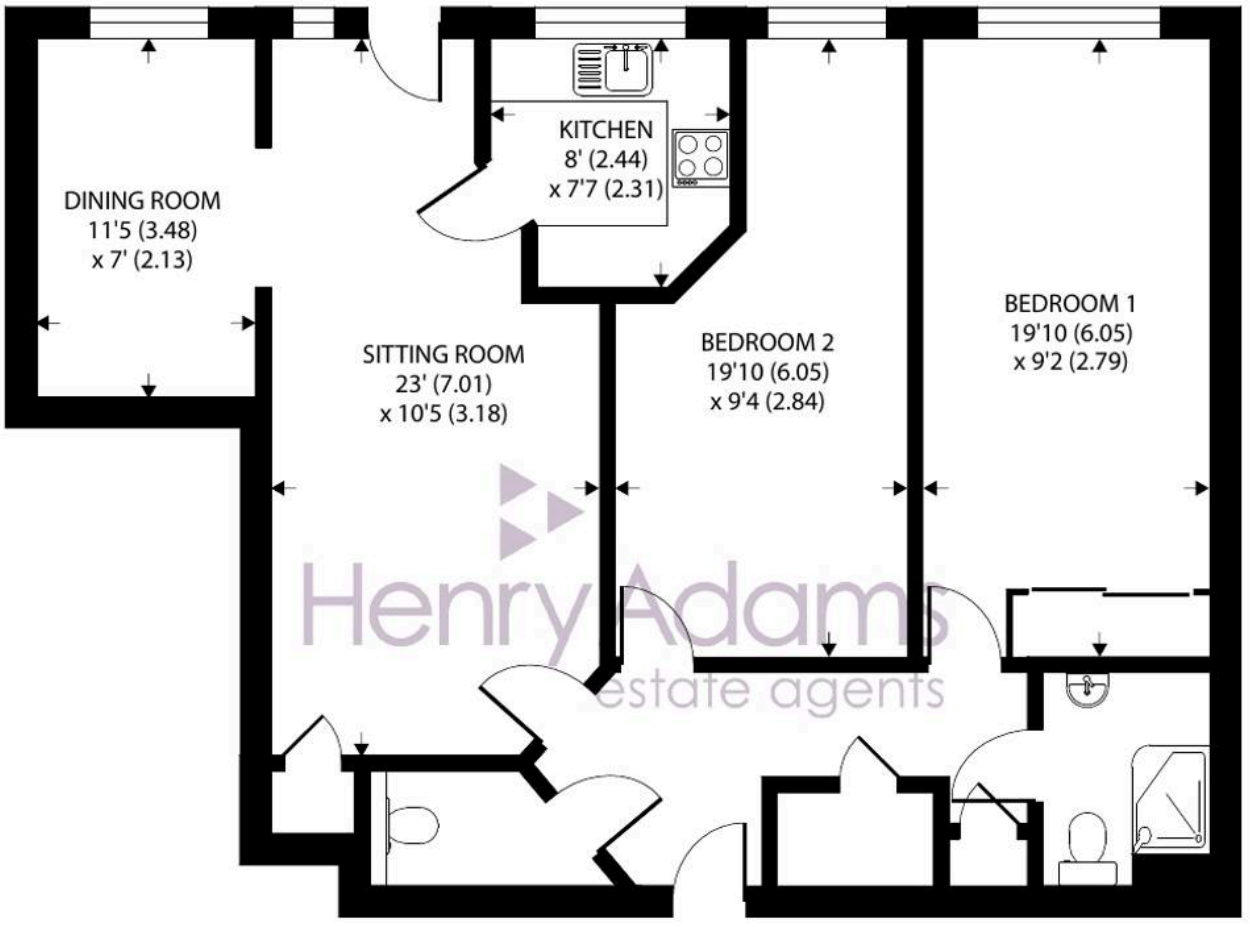
- First Floor Apartment
- Retirement Development











FIRST FLOOR

Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



Henry Adams - East Wittering

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Ground rent: £625 per annum.

Age Restriction: One resident must be aged over 60, a second resident must be over 55.

Chichester District Council Tax Band C

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B