

Henry Adams
estate agents

20 Windmill Court, East Wittering

Guide Price **£175,000**


KLARSTEIN







20 Windmill Court, East Wittering, Chichester

Located in the popular WINDMILL COURT RETIREMENT development in East Wittering, just a short stroll from the village shops, amenities and the seafront.

Council Tax band: C

EPC Energy Efficiency Rating: C

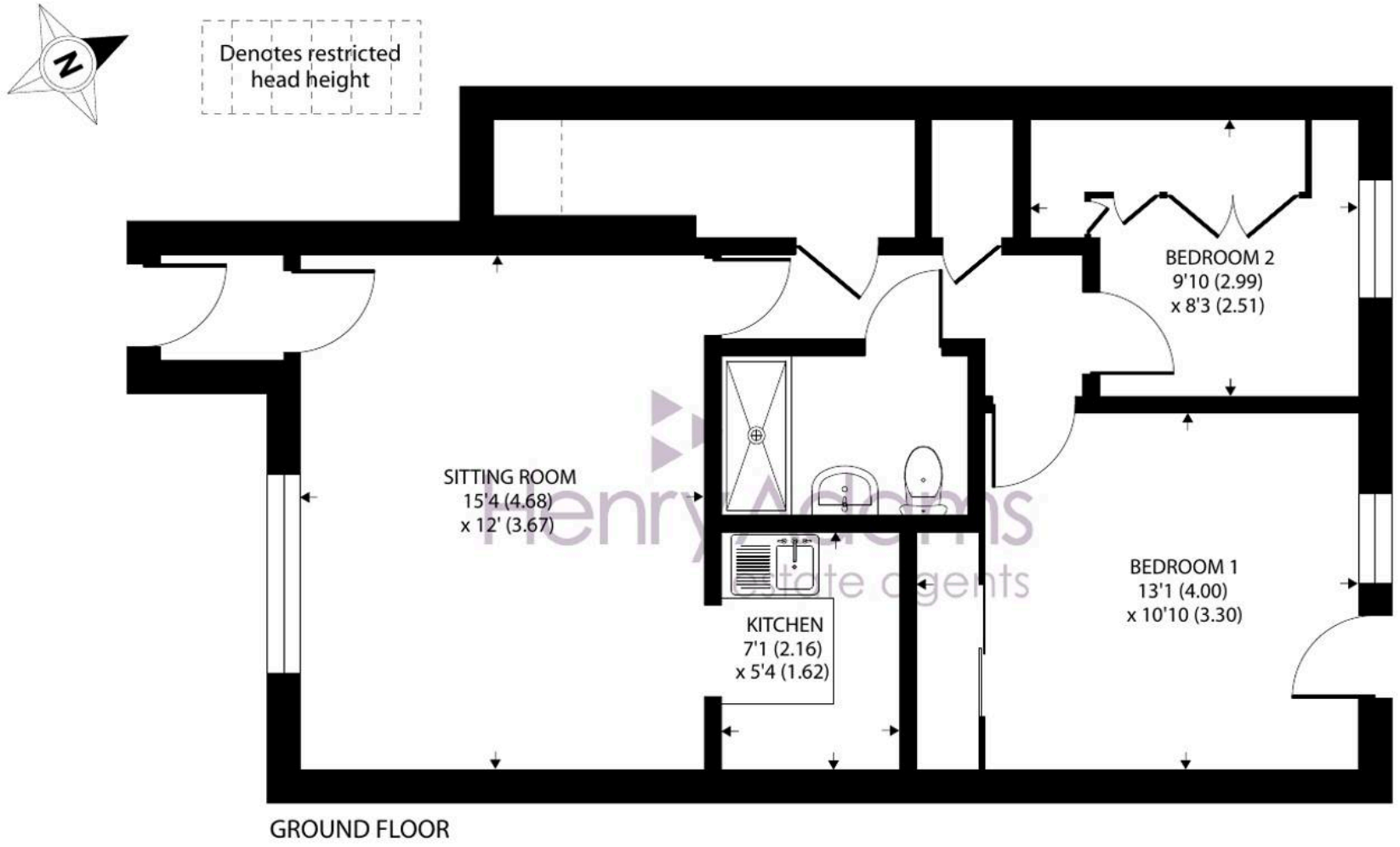
- Well presented two bedroom ground floor retirement apartment
- Conveniently situated in centre of East Wittering Village
- Close to the beach
- Warden assisted
- Over 60's only
- No forward chain
- Leasehold - Lease Length- 151 years remaining- recently extended.
- Management Fee - £186.13 per month- This includes all water consumption and use of washing/drying machines.

Located within the highly regarded Windmill Court Retirement Development in the heart of East Wittering, this well presented two-bedroom ground floor apartment offers comfortable, low-maintenance retirement living just a short walk from the village shops, local amenities and the beach.

The property benefits from its own private front door, leading into a bright entrance hallway with access to all rooms. The spacious living/dining room leads directly into the kitchen which is neatly fitted with a range of units and worktop space. The principal bedroom enjoys direct access to the attractive communal gardens, creating a pleasant outlook and easy outdoor access. The second bedroom is complemented by an extensive range of fitted wardrobes, making it ideal as a dressing room, guest bedroom or versatile hobby space. A contemporary shower room completes the accommodation, finished to a modern standard.

Outside, the development offers well-tended communal gardens for residents to enjoy, along with on-site parking. Windmill Court provides a friendly and supportive setting, ideal for those looking for a quieter coastal lifestyle with everything close at hand.





GROUND FLOOR

Approximate Area = 593 sq ft / 55 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Total = 601 sq ft / 55.7 sq m

For identification only - Not to scale





Henry Adams - East Wittering

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.