



Price Guide £175,000

18 Cakeham Road, East Wittering, Chichester, PO20 8DT





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A well presented two bedroom ground floor apartment situated within Green Court, forming a small development of only 25 retirement apartments with communal gardens surrounding, a short walk from local shops and centrally located within the village of East Wittering.

Features include a scheme manager, Careline 24 hr emergency alarm system, a communal laundry and all electric heating. East Wittering village has a good vibrant range of shops and cafes, a health centre, dentist's and optician, whilst nearby is a convenient bus stop providing a regular bus service to Chichester.

Viewing is highly recommended to fully appreciate this comfortable, well appointed and ideally situated apartment.

Entrance Porch/Inner Hall

Sitting/Dining Room

With window overlooking garden area toward the entrance to Green Court and the village shops beyond. Fireplace feature, built in cupboard and doors to kitchen and inner hall areas.

Kitchen

Comprising a range of modern style wall and floor mounted cupboards with fitted worktops, including an inset sink with mixer tap, electric hob and eye level oven.

Inner Lobby

Bedroom 1

Double door wardrobe cupboard.

Bedroom 2

With built in bedroom furniture to one wall.

Bathroom

Featuring a walk in shower, wc and washbasin set into a vanity unit, plus a built in airing cupboard.

Outside

There are communal grounds and gardens, including off road parking areas and a communal laundry with washing appliances.

Lease Term & charges

189 years lease - start date 1st September 1986

Charges for 2025 are currently £2,735.76 per year. These are payable monthly.

Managing Agents

Grange Property Management 01488 668655 - Purchaser must be 60 years or older.

Viewing

Strictly by appointment only with Baileys 01243 672217



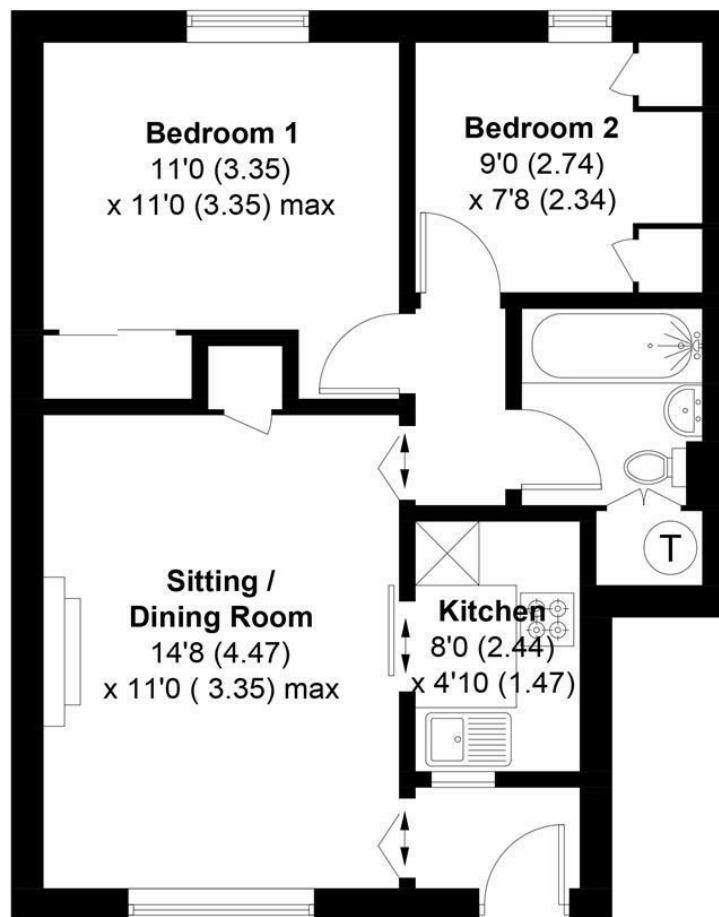






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APPROXIMATE GROSS INTERNAL AREA = 496 SQ FT / 46.1 SQ M



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. (ID832327)

Produced for Baileys Estate Agents

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