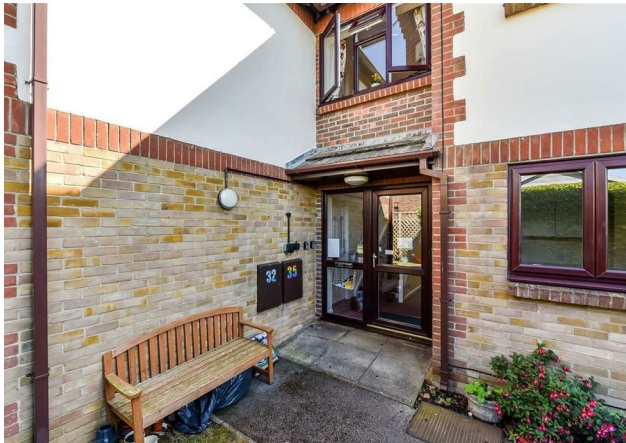




Price Guide £133,500

36 Windmill Court, Northern Crescent, East Wittering, Nr Chichester, West Sussex PO20 8RJ

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Number 36 Windmill Court is a one bedroom warden aided flat situated on the first floor of this popular warden aided complex and has the benefit of a bright, double aspect, facing to the east and south. The flat is located just 150 metres from East Wittering village centre which has many quaint independent shops, a wonderful range of Cafe's and eateries, two supermarkets, a Health centre, Chemist and Dental Practice and has an excellent regular bus service to the Cathedral City of Chichester.

Windmill Court has many benefits and aims to create a friendly and welcoming social environment with communal gardens and an ornamental pond situated to the rear of a resident lounge and launderette.

The property is available with immediate vacant possession.

Communal Entrance Lobby: stairs to the first floor.

Entrance hall: Airing cupboard with hot tank and immersion heater. Access to loft area.

Living Room: (S and E) A bright, double aspect room. 'Kyros Rointe' thermostatically controlled electric radiator. Electric fire set in to an Adam style fire surround. Access into Kitchen.

Kitchen: (S) A range of wall and floor cupboard units with inset stainless steel sink unit. Space for cooker with cooker hood over. Space for fridge.

Bedroom: (E) Double built in mirror fronted wardrobe cupboards. Night storage unit.

Bathroom: Panelled bath with 'Aqualisa' electric shower over, folding glass shower screen. Pedestal wash hand basin and W. C. Electric heated towel rail. Built in cupboard. Wall light with shaver point.

Outside:

The communal gardens are very well maintained and there is a pretty 'quiet' area with an ornamental pond and terracing situated to the rear of the Residents Lounge.

Residents Lounge: a popular meeting point with coffee mornings and other social functions for the residents arranged by the warden.

Residents Laundry: The laundry has two washing machines and two tumble driers.

Parking: There are several non-allocated parking spaces, these are available on a first come first served basis.

The property is sold with the benefit of a 99 term from 1 April 1988.

The managing agents are Grange Management and the annual maintenance charge from 01/01/2025 - 31/12/2025 is T.B.C.

Viewing: By appointment with the office please 01243 672217.



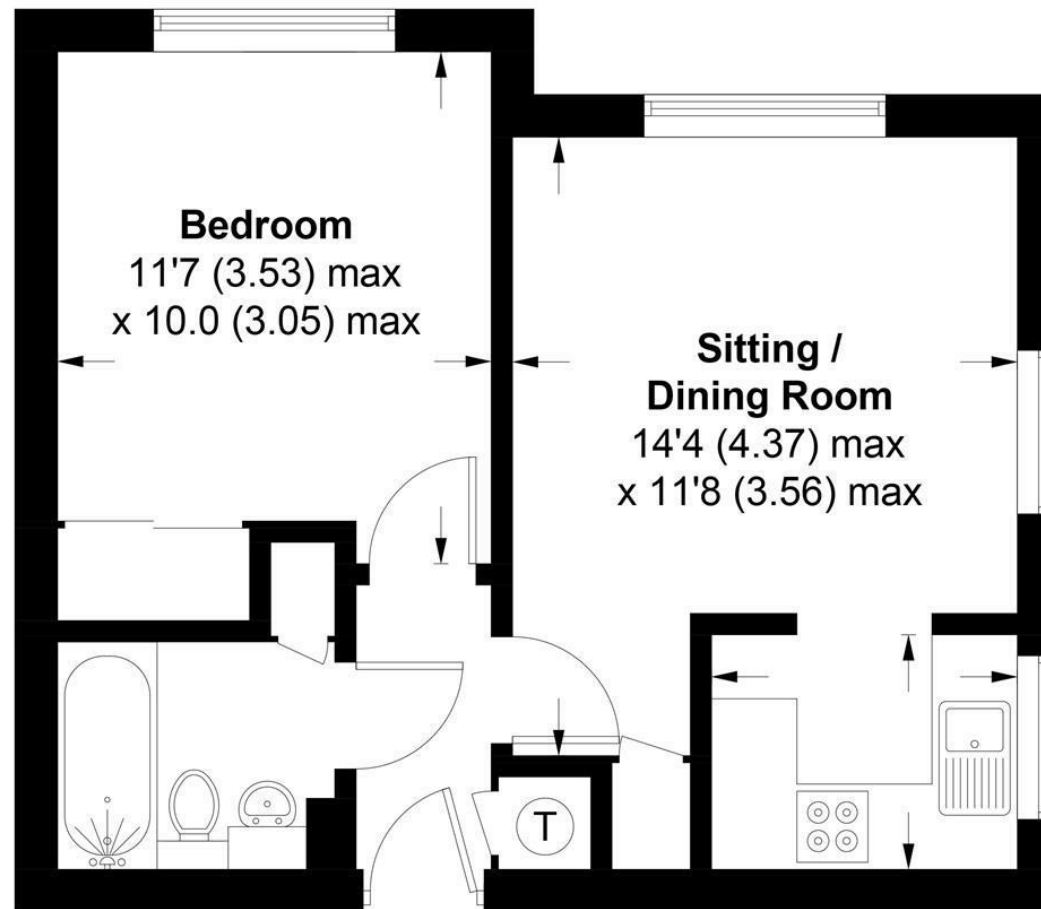






36, Windmill Cort, PO20 8RJ

APPROXIMATE GROSS INTERNAL AREA = 395 SQ FT / 36.7 SQ M



FIRST 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. (ID??????)

Produced for Baileys Estate Agents

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