



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**8 Windmill Court, East Wittering, PO20 8RJ**



# 8 Windmill Court, East Wittering PO20 8RJ

Guide Price £180,000

## LOCATION

East Wittering Village Centre is a short walk away and offers a comprehensive range of facilities including: Infants and junior school, doctors, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocer to name but a few. Approximately two miles to the west is the beautiful Blue Flag beach of West Wittering which offers wonderful views of the South Downs and is popular with water sports enthusiasts all year round.

Further shopping facilities are available within a 20 minute drive to Chichester where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals. To the north of Chichester, Goodwood has its own private country club, golf course and full horse racing calendar. Goodwood also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	81
England & Wales	EU Directive 2002/91/EC	





**Tenure** Leasehold | **Council Tax** Band C | **EPC** C

**Tenure**

Leasehold with remaining term of 189 year lease granted in 1988 and extended in 2018. We are given to understand the ground rent is peppercorn (nil).

Annual service charge of £2161.80.

**Council Tax**  
Band C

**Entrance Hall**  
With stair lift.

**Landing**  
With doors leading to all rooms.

**Kitchen** 6'1" (1.85m) x 8'1" (2.46m)

**Sitting Room** 18'0" (5.49m) x 10'1" (3.07m)

**Bedroom 1** 11'0" (3.35m) x 10'1" (3.07m)

**Bedroom 2** 9'11" (3.02m) x 9'10" (3m)

**Shower Room**

**External & General**

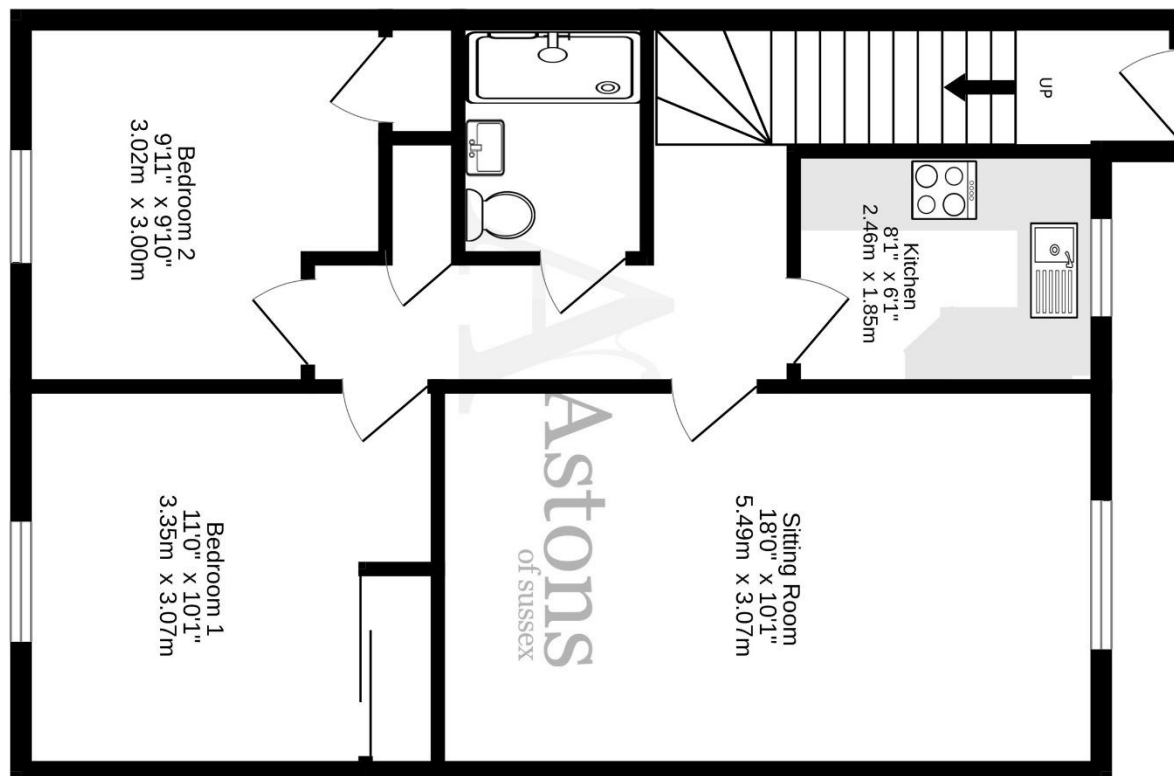
Well maintained communal gardens, parking on site is on a first come first served basis.

**Note**

Connects to mains water, drainage and electricity. No gas.



## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller has not been tested and no guarantee as to their operability or efficiency can be given.  
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