



# 8 Windmill Court, East Wittering, West Sussex, PO20 8RJ

**Guide Price £185,000**

A SUPERBLY well presented two bedroom first floor (with stair lift) WARDEN ASSISTED apartment within requested development, close to the Village & Shops in East Wittering. LONG LEASE & No Chain.

## 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 Plus)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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)

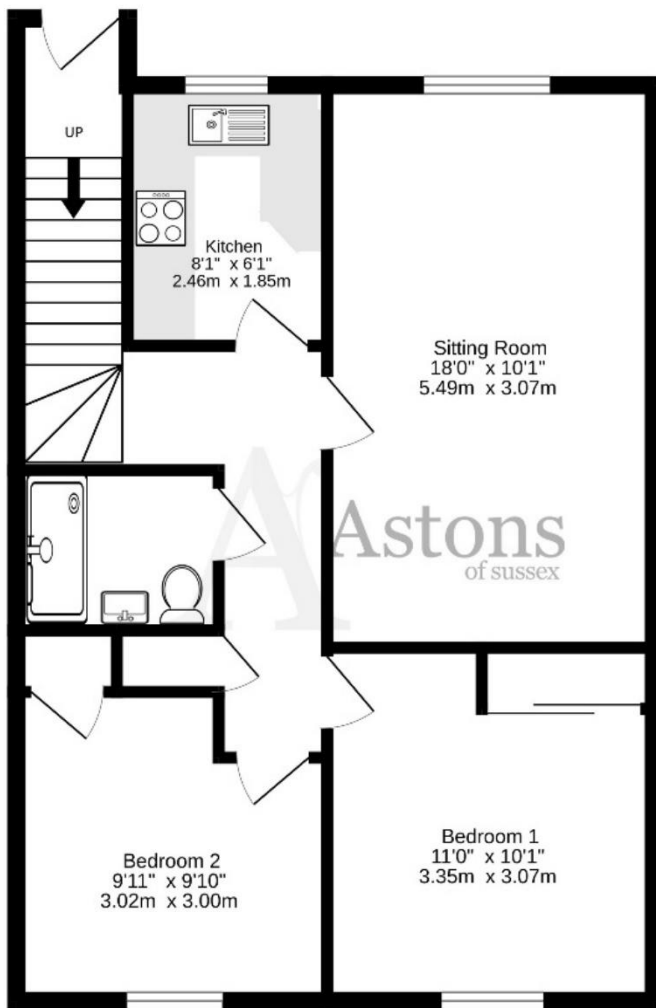
**Bedroom 1** 11'0" (3.35m) x 10'1" (3.07m)

**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.





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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Heteropix ©2023



Selsey Office  
104-106 High Street  
Selsey, West Sussex  
PO20 0QG

01243 607809

1 New Parade  
East Wittering  
West Sussex  
PO20 8EA

01243 670765

sales@astonsofsussex.co.uk  
lettings@astonsofsussex.co.uk

www.astonsofsussex.co.uk

Zoopa OnTheMarket.com rightmove

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991