



3 Tamarisk Lodge, Stocks Lane, East Wittering West Sussex, PO20 8FL

Guide Price £199,500

One bedroom RETIREMENT APARTMENT forming part of the Tamarisk Lodge development constructed by award winning developer Churchill Retirement. Number 3 offers a south easterly aspect bedroom and sitting room which floods the apartment with natural light. Both kitchen and shower room feature top of the range fittings with the kitchen having integrated Zanussi appliances with the shower room having the benefit of a slip resistant floor. The spacious 13'8 x 9' bedroom can accommodate two single beds if desired as well as having a fitted mirror fronted double wardrobe. Safety and security of residents is of the highest order with a video door entry system and touch pad located in the apartment hallway where owners are able to communicate with other lodge residents as well as view callers from the main entrance.

LOCATION

Tamarisk Lodge is conveniently located to benefit from a regular bus service to the local village of East Wittering where you will find a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. Two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 350 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away 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 from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.



Tenure
Leasehold.

Council Tax
Band B

Tenure Information
Leasehold.

125 year lease granted in June 2017 with a ground rent of £287.50 per half year.

Maintenance of £2,124 payable bi-annually. This includes general heating, water and sewerage charges, buildings insurance, window cleaning, garden maintenance and WiFi. It also includes the maintenance of furniture, heating and cleaning of the residents lounge.

Entrance Hall
Doors to bedroom, shower room & sitting room.

Sitting Room
Double glazed doors to patio, door to kitchen.

Kitchen
Matching range of light grey gloss wall and floor level units with inset stainless steel sink and drainer with mixer tap. Integrated under counter fridge and frost free freezer.
Zanussi integrated washer dryer. Brushed stainless steel waist height oven and ceramic hob. Tiling to walls.

Bedroom
Double glazed window, range of fitted wardrobes.

Shower Room
Large walk-in shower cubicle, concealed cistern W.C, chrome ladder style towel rail, fitted mirrored wall unit with shaver socket, slip resistant floor and tiled walls.

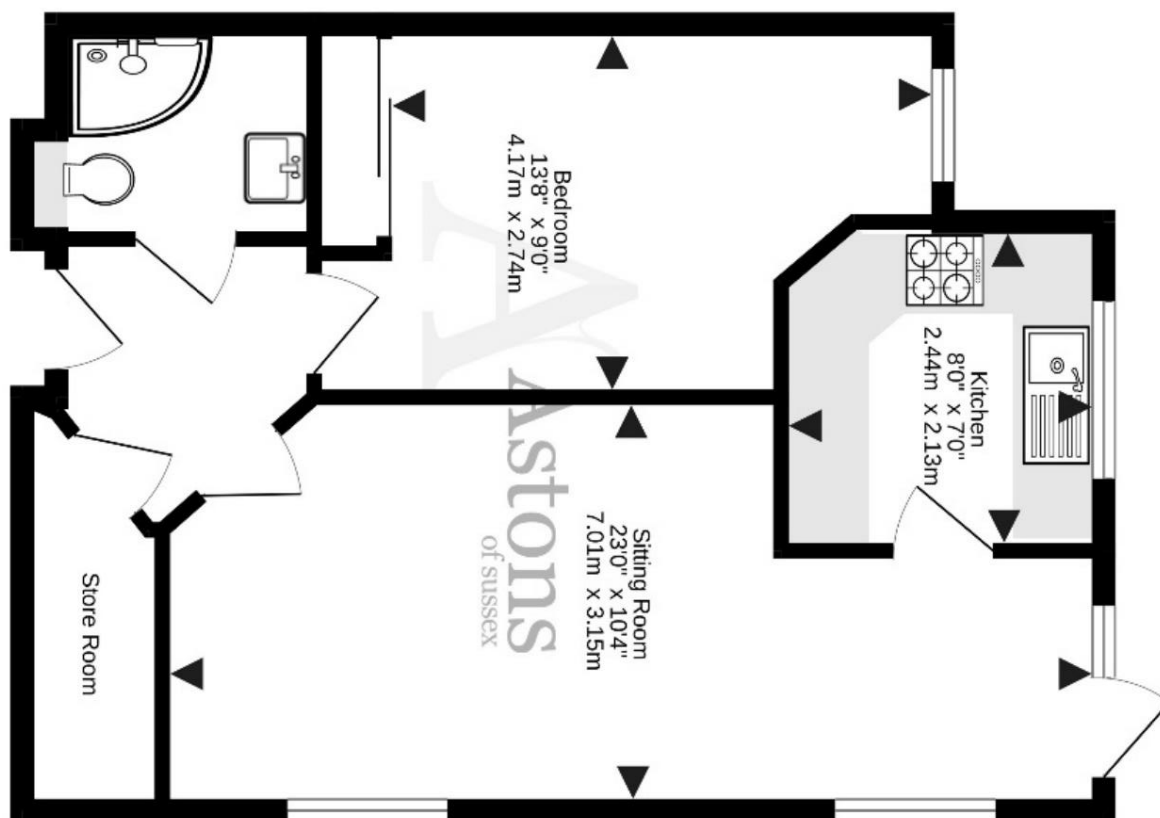
Outside
The rear communal garden has been beautifully landscaped to include a delightful range of evergreen planters, seasonal flowers and lawn areas. There is also a patio area with seating for residents. Parking available for both residents and visitors. Cycle & buggy store

Lodge Benefits
Guest suite.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	83	83
(69-80) C		
(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

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 services, systems and appliances shown have not been tested and no guarantee as to their condition or operation can be given.
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