



Astons
of Sussex
Residential Sales & Lettings



17 Foxwarren Close, West Wittering, PO20 8EH

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Guide Price £230,000

Located in the desirable coastal village of West Wittering, this well proportioned two bedroom flat offers an excellent opportunity for first time buyers, investors, or those seeking a seaside retreat. A key advantage of this property is its share of the freehold, with the lease extended in 2006 for 125 years, providing long term security and peace of mind.

The accommodation comprises a spacious reception room, offering ample space for both seating and dining. The kitchen is well equipped with a range of fitted units, while the property's two bedrooms are both of good size, with the main bedroom featuring built in storage. The bathroom comprises a functional white suite that is both fully tiled and well maintained.

Additional benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Externally, the property enjoys access to a well kept, south facing communal garden, perfect for relaxing outdoors. There is also the convenience of a garage in a nearby block as well as communal parking facilities, providing ample space for residents and visitors alike.

West Wittering is renowned for its stunning Blue Flag beach, excellent local amenities, and strong sense of community. With Chichester a short drive away, offering a wider range of shopping, dining, and transport links, this location perfectly balances coastal charm with convenience.



LOCATION

East Wittering village centre is within a short and flat walk and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately two miles to the west and is popular for its 'Blue Flag' sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight.

Tenure Share of Freehold | **Council Tax** Band B | **EPC** D

Entrance Hall

Sitting/Dining Room 18'4" (5.59m) x 11'5" (3.48m)

Kitchen 10'4" (3.15m) x 8'10" (2.69m)

Bedroom 1 13'4" (4.06m) x 10'7" (3.23m)

Bedroom 2 8'2" (2.49m) x 8'2" (2.49m)

Family Bathroom

Lease Details

Remainder of 125 year lease granted April 2006.

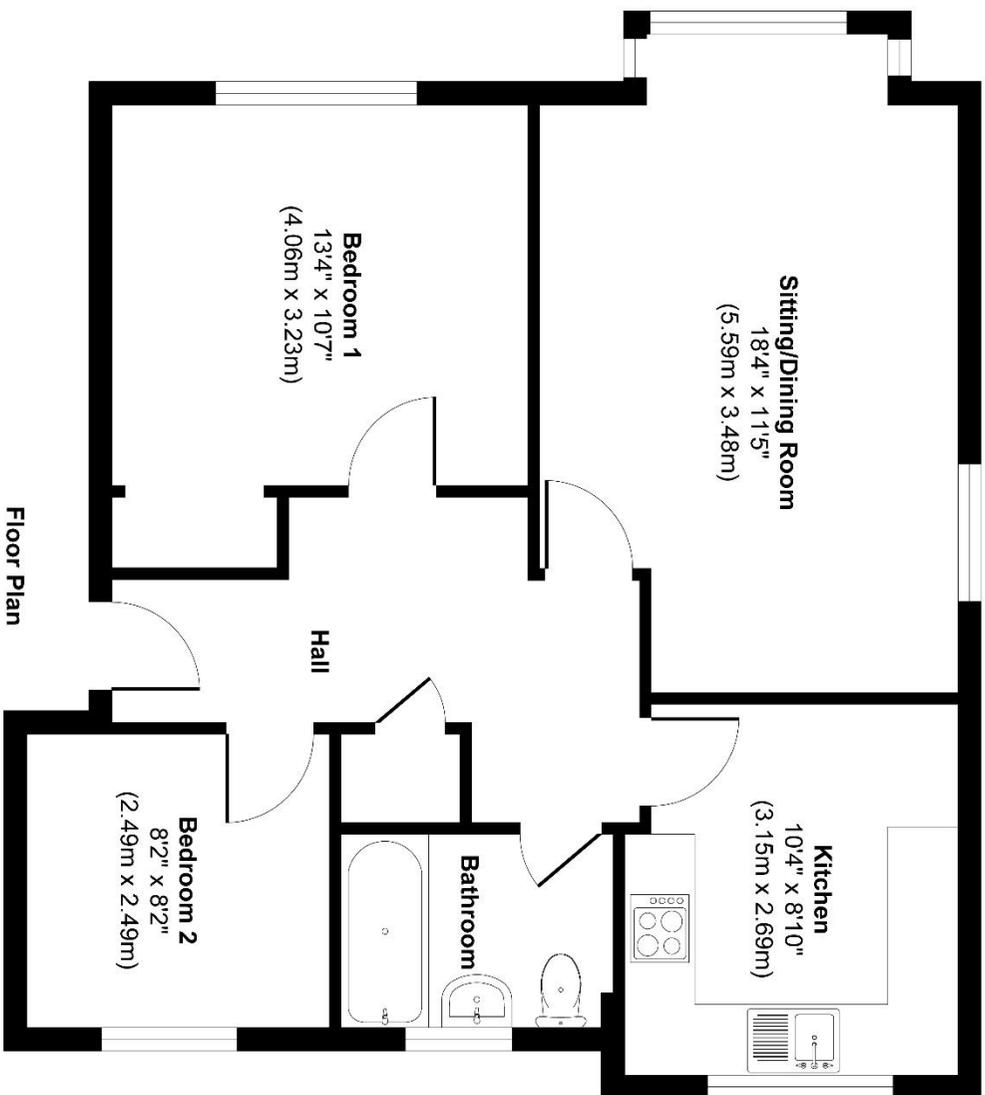
Service charge of £600 payable twice yearly to Stride & Son. Zero ground rent.

Note

Connected to all mains services.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68 77
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Floor Plan

Approx. Gross Internal Floor Area 618 sq. ft / 57.40 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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