



Astons
of Sussex
Residential Sales & Lettings



14 Green Court, East Wittering, West Sussex, PO20 8BB

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Guide Price £115,000

A one bedroom retirement apartment located centrally in East Wittering and offered for sale CHAIN FREE.

This one bedroom retirement apartment is located within a well regarded development in the heart of East Wittering, just a short walk from the village amenities. Available to women over 60 and men over 65, it offers a practical and secure option for those looking to downsize in a convenient coastal location.

The accommodation is arranged to make good use of the space and has a light, comfortable feel. The sitting room is open plan to the kitchen and benefits from dual aspect windows. The bedroom is accessed from the main hall and includes a fitted wardrobe, and a shower room completes the layout. There is also a study area located at the top of the stairs, providing a useful space for reading or paperwork.

Residents have use of the communal gardens and a shared laundry room, and there is unallocated parking available within the development.

The property features electric storage heating and an emergency call system. Local shops, the post office and transport links are all close by, with West Wittering beach and the surrounding countryside also within easy reach.



LOCATION

The property is located within the East Wittering village confines 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 in 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.

Tenure Leasehold | Council Tax Band A | EPC C

Connected to mains water, electricity & drainage. Electric storage heating. Unallocated parking.

Lease Details

Remainder of 99-year lease granted in 1984.

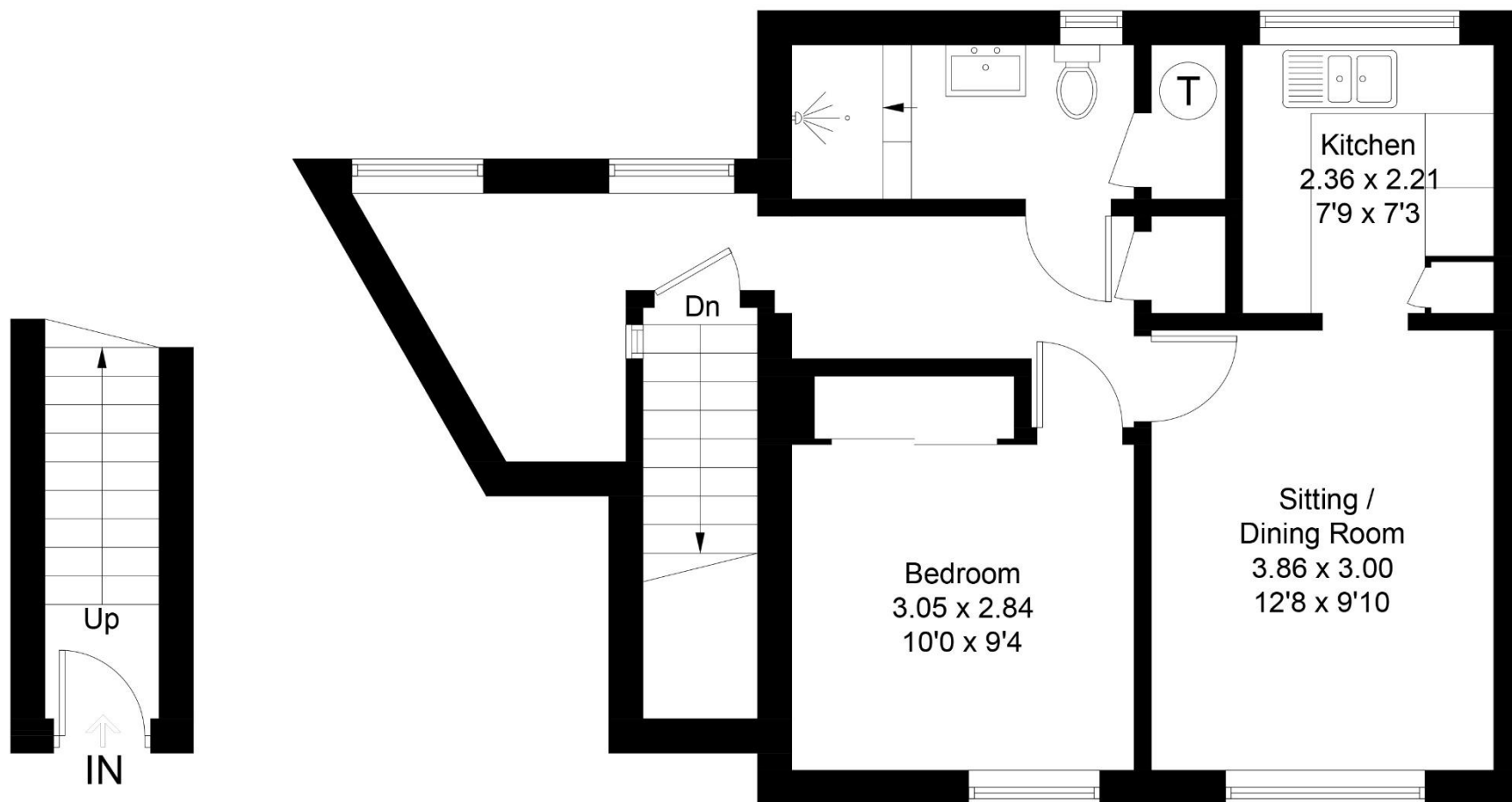
Service charge for the period 1/1/2025 - 31/12/2025 £2,177.83.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

14, Green Court, PO208BB

Approximate Gross Internal Area = 52.9 sq m / 569 sq ft



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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