



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



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



# 50 Windmill Court, East Wittering PO20 8RJ

Guide Price £145,000

Situated in the heart of East Wittering, this well-presented first-floor retirement apartment offers a comfortable and convenient lifestyle within easy reach of the village centre, shops, and healthcare facilities.

The apartment features two bedrooms, including a main bedroom with fitted mirrored wardrobes and a second bedroom with a built-in cupboard housing the hot water cylinder. There is also a practical hallway storage cupboard, ideal for coats and household essentials.

A spacious and light-filled dual-aspect sitting room features a well positioned bay window, perfectly sized for a small dining table. The cream shaker-style kitchen is complemented by wood-effect worktops and fitted with an electric hob and double oven, along with space for a fridge freezer. The modern shower room offers a generously sized shower cubicle, providing a practical, low-maintenance, and easily accessible space.

The development benefits from beautifully maintained communal gardens, with a pond, attractive planting, and seating areas perfect for enjoying the outdoors. Residents also have access to a communal lounge hosting regular social events, such as popular fish and chip days, along with a well-equipped communal laundry room.

Additional features include electric heating, communal parking, and an electric stair lift for easier access to the first floor. This lovely home is ready to move into, offering a low-maintenance, secure setting for those seeking retirement living by the coast.





## 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.

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

Connected to mains water, electricity & drainage. Electric heating.

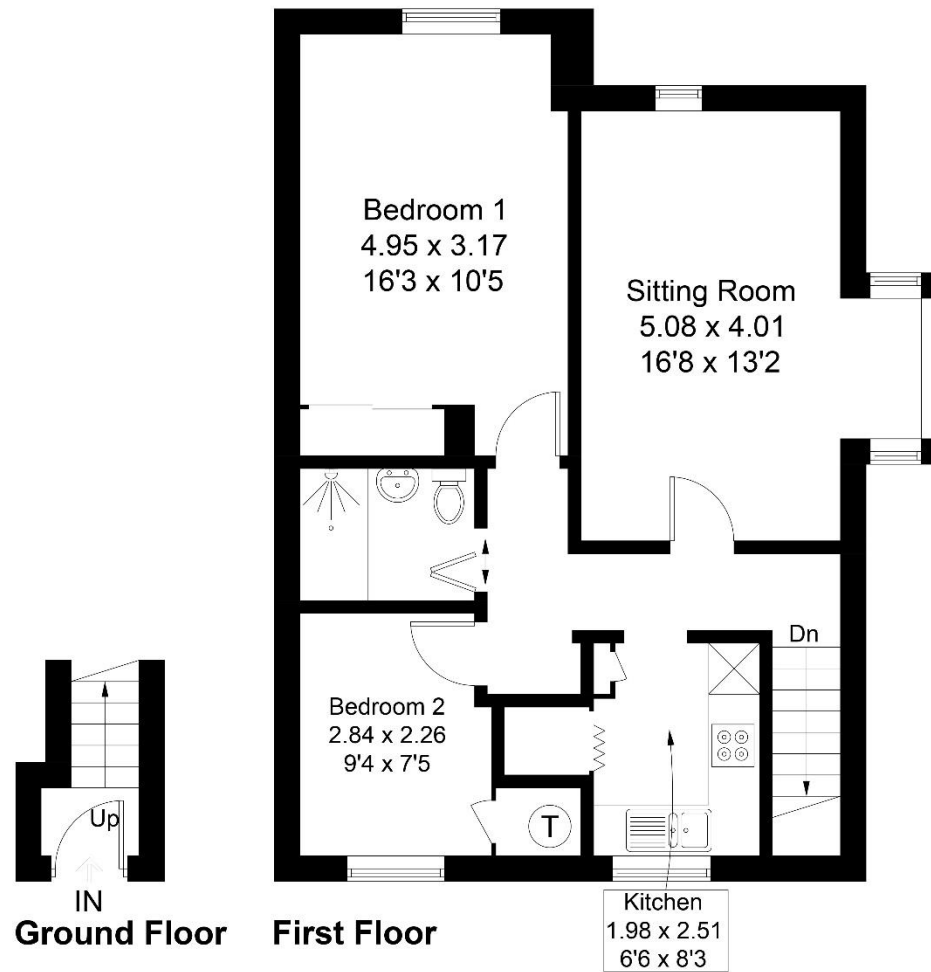
## Lease Details

Remainder of 99 year lease granted in 1988. Annual service charge of £2196.84 with peppercorn ground rent.



## 50, Windmill Court, PO20 8RJ

Approximate Gross Internal Area = 61.9 sq m / 666 sq ft



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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