



Astons
of Sussex
Residential Sales & Lettings



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

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Guide Price £125,000

This charming one-bedroom retirement apartment is ideally positioned within a well-regarded development in the heart of East Wittering, just a short stroll from the village amenities. Available for women over 60 and men over 65, the property provides a safe, peaceful, and welcoming environment, making it an excellent choice for those looking to downsize and enjoy a relaxed lifestyle by the coast.

The accommodation is thoughtfully arranged and enjoys a bright, airy feel throughout. The sitting room is open-plan to the kitchen, creating a sociable living space that benefits from natural light at both ends thanks to dual aspect windows. From here, double doors open into the bedroom, which features a fitted wardrobe offering convenient storage. A well-presented shower room completes the internal accommodation.

Residents enjoy access to beautifully maintained communal gardens, which provide attractive seating areas and a tranquil setting to relax or socialise with neighbours. There is also a communal laundry for residents' use, adding further convenience. Unallocated parking is available within the development.

Practical features include electric storage heating and an emergency call system, ensuring both comfort and peace of mind. The development is well placed for local shops, a post office, and public transport links, while the beautiful West Wittering beach and surrounding countryside are just a short distance away.



This appealing apartment offers the perfect blend of independence and community, providing an excellent opportunity to move into a home that supports a comfortable retirement in a highly sought-after location.

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 heating.

Lease Details

Remainder of 99 year lease granted in 1984.

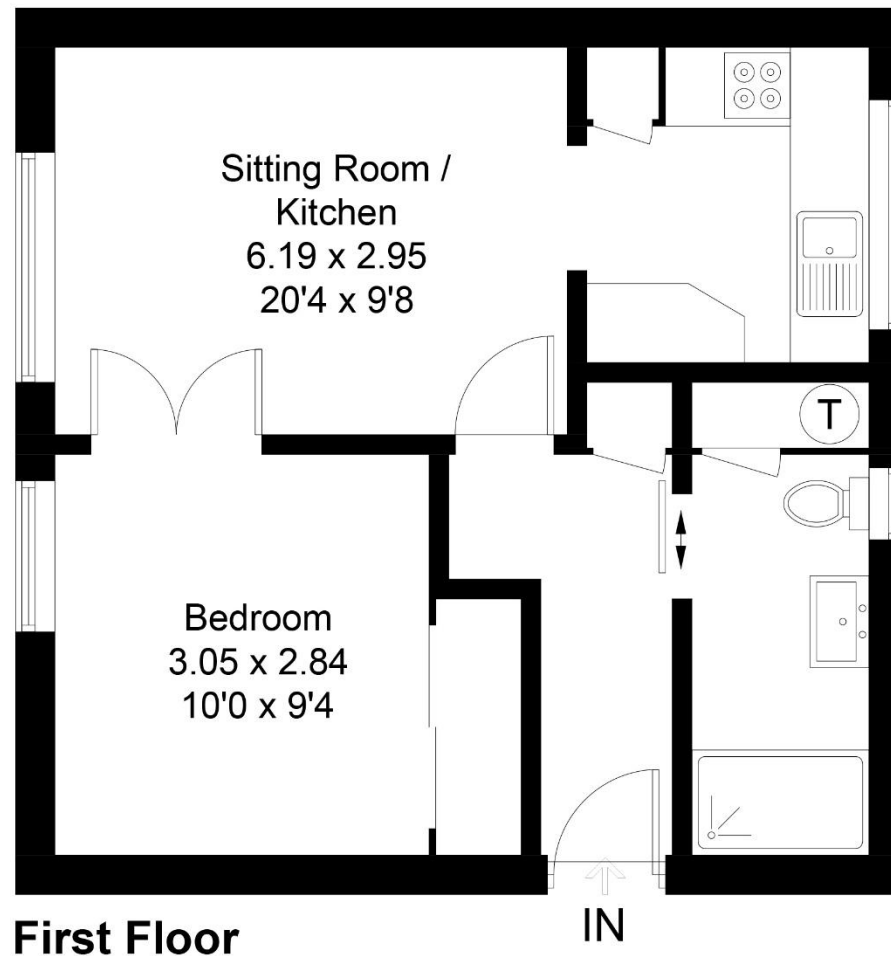
Service charge for the period 1/1/2025 - 31/12/2025
£2,177.83.



Produced for Astons of Sussex

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Approximate Gross Internal Area = 38.3 sq m / 412 sq ft



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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

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