



Astons
of Sussex
Residential Sales & Lettings



47 Windmill Court, East Wittering, PO20 8RJ

47 Windmill Court, East Wittering West Sussex, PO20 8RJ

Guide Price £199,950

Situated within a well-regarded retirement development in East Wittering, this rarely available two bedroom ground floor apartment offers a wonderful opportunity for those seeking comfortable, accessible living within a friendly community environment. The property enjoys a peaceful position within the development, which is surrounded by beautifully maintained communal gardens and is just 150 metres from the shops and amenities of East Wittering.

The welcoming entrance hall provides access to all rooms and includes a useful built-in storage cupboard. The spacious sitting room is a bright and inviting space enjoying a southerly aspect, perfect for relaxing or entertaining family. The kitchen is fitted with a range of eye and base level units with ample work surface space, a freestanding electric hob, and the added convenience of a sizeable under-stairs storage cupboard, ideal for keeping household essentials neatly tucked away.

There are two generous double bedrooms, both of which feature built-in wardrobes and provide a calm and comfortable environment. The recently refitted shower room is fully tiled and beautifully presented, offering a contemporary suite designed with practicality and style in mind.

Outside, residents can enjoy the well-tended communal gardens, thoughtfully planted with mature shrubs, flowers, and seating areas for peaceful enjoyment throughout the year.

Additional features include new electric ceramic heaters, a residents' lounge, and a communal laundry room, fostering a sociable and supportive atmosphere within the development. Unallocated parking is available on site for both residents and visitors.



This attractive apartment combines independence with convenience, located just moments from local amenities and the picturesque coastline, making it a perfect choice for those seeking a relaxed coastal lifestyle in later years.

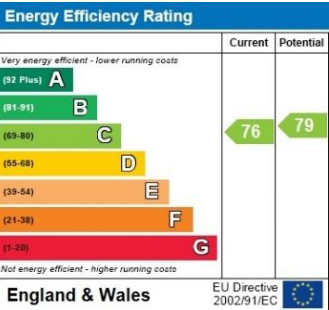
LOCATION

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

Remainder of 99-year lease granted in 1988. Annual service charge of £2,196.89 with peppercorn ground rent.

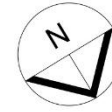
Connected to mains water, electricity & drainage. Electric heating.



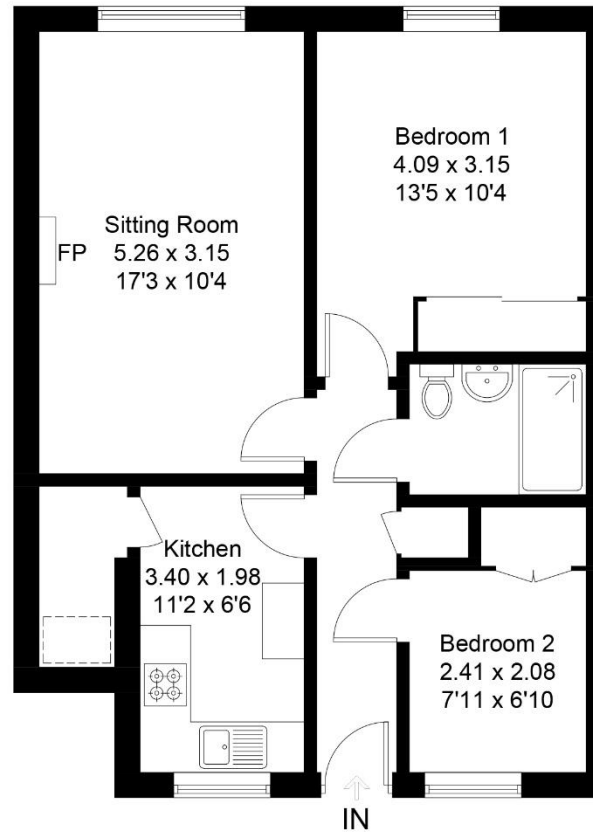
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Approximate Gross Internal Area = 55.8 sq m / 601 sq ft



= Reduced headroom below 1.5m / 5'0



Ground 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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