



Astons
of Sussex
Residential Sales & Lettings



41 Windmill Court, East Wittering, Chichester, West Sussex, PO20 8RJ

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Guide Price £190,000

Positioned within a sought-after retirement development in the centre of East Wittering, this well presented two bedroom ground floor apartment enjoys a particularly pleasant setting directly opposite the pond, offering an attractive outlook and a sense of tranquillity. The development itself is surrounded by well maintained communal gardens and is conveniently located just a short, level walk from the village shops and local amenities.

The accommodation is well arranged, with a central entrance hall providing access to all principal rooms and incorporating a useful storage cupboard. The sitting room is a spacious and comfortable reception area, offering ample room for both lounge furniture and a dining table, creating an ideal environment for relaxing and entertaining.

The kitchen is fitted with a range of eye and base level units, offering ample work surface space and practical storage, including a generous cupboard, perfect for keeping everyday items neatly organised.

There are two well proportioned double bedrooms, each featuring built-in wardrobes and providing comfortable accommodation for both residents and visiting guests. The shower room has been recently refitted with white sanitaryware and fully tiled walls for a clean, modern finish.

Outside, residents can enjoy the attractively landscaped communal grounds, with mature planting and seating areas designed for year-round enjoyment. Additional benefits include modern electric heating, a residents' lounge, communal laundry facilities, and unallocated parking available on site.



This appealing apartment combines a peaceful outlook with a highly convenient location, making it an excellent choice for those seeking a relaxed and manageable coastal lifestyle within a friendly retirement community.

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 & Occupancy Details

Remainder of 157 year lease, granted in 1988 and extended by 90 years in 2023.

Approximate annual service charge of £2,196.89 with peppercorn ground rent.

As per the lease, the eligible occupancy age is 60 years and above for men and women. The age restriction is linked to the occupier, so a younger person can own the property and sublet it to a person of eligible age.





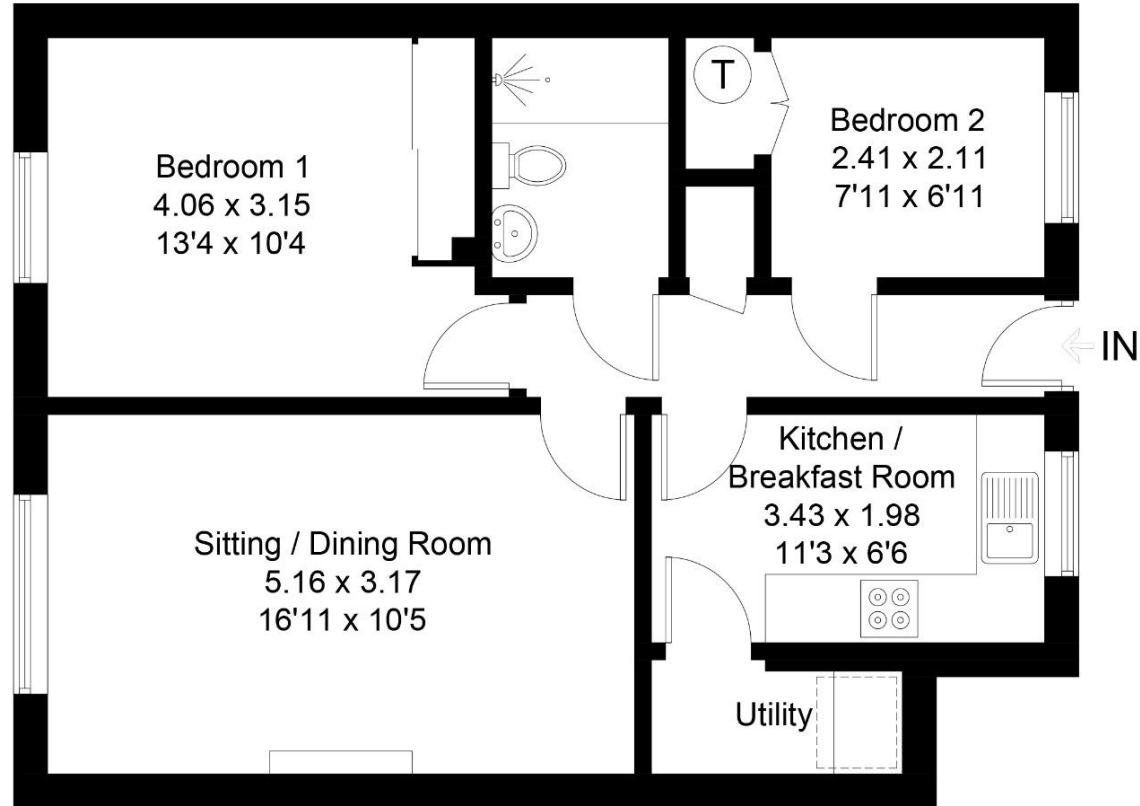
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Approximate Gross Internal Area = 55.1 sq m / 593 sq ft



= 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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