



Astons
of Sussex
Residential Sales & Lettings



Flat 9 Southdown Court, Stocks Lane, East Wittering, PO20 8PL

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Guide Price £199,950

Stylish one bedroom FIRST FLOOR apartment in the heart of East Wittering, moments from SHOPS and the BEACH. Renovated throughout with open plan living, character bathroom and OFF STREET PARKING.

This beautifully renovated and individually styled first floor apartment offers well-balanced accommodation in the heart of East Wittering, ideally positioned just a short stroll from the village shops and the beach. Perfectly suited to first-time buyers, downsizers or investors, the property combines characterful design with practical living.

The apartment is accessed via a communal entrance leading to a private entrance hall, where a useful built-in storage cupboard provides excellent space and incorporates plumbing for a washing machine, keeping everyday essentials neatly tucked away.

The heart of the home is the open plan sitting room and kitchen, a bright and inviting space enhanced by dual aspect windows which allow natural light to flow throughout the room. The re-fitted kitchen is thoughtfully designed with shaker style units, complementary work surfaces, and integrated electric oven and hob, creating a functional yet stylish environment ideal for both everyday living and entertaining.

The bedroom is a generous double, offering ample space for bedroom furniture and a calm retreat at the end of the day. Completing the accommodation is a re-fitted bathroom, featuring a charming clawfoot bath with shower over and a crisp white suite, blending period-inspired style with modern convenience.



Additional benefits include electric heating, communal gardens and the valuable advantage of off-street parking. With its coastal location, thoughtful renovation and attractive presentation, this apartment offers an appealing lifestyle opportunity close to everything East Wittering has to offer.

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 Share of Freehold | **Council Tax** Band B | **EPC** E

Connected to mains water, electricity & drainage. Electric heating to radiators. Off street parking.

Tenure

Leasehold with Share of Freehold. Remainder of 99 year lease granted in 2019. Peppercorn ground rent.

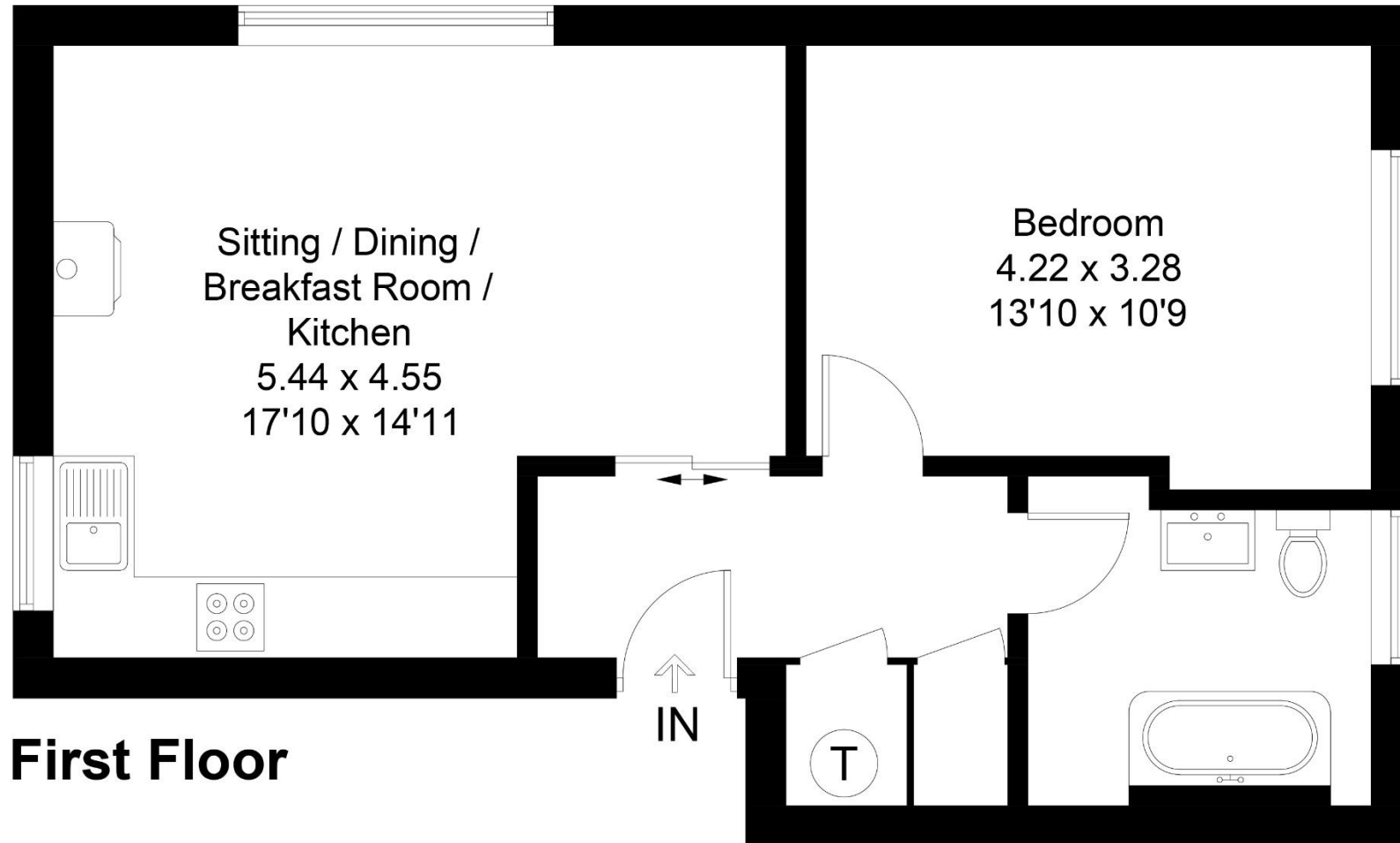
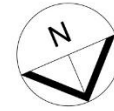
Service charge of £1,125.30 per annum administered by Astons Property Management Ltd.

Agents Note: Upon acceptance of an offer, Astons of Sussex will arrange online identity and, where required, source of funds checks through our compliance partner, Coadjute. The cost of these checks is £45 plus VAT per purchaser, payable within the app. This fee covers verification of identity and funds in line with our HMRC compliance obligations.



Produced for Astons of Sussex
9, Southdown Court, PO20 8PL

Approximate Gross Internal Area = 49.5 sq m / 533 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.



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