



Astons
of Sussex
Residential Sales & Lettings



18 Windmill Court, East Wittering, PO20 8RJ

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Guide Price £129,950

Situated within a popular purpose-built retirement complex in the sought-after coastal village of East Wittering, this two-bedroom first-floor apartment offers well-proportioned accommodation alongside a range of communal facilities designed to support comfortable retirement living. The property also benefits from a south-facing sitting room, access to attractive communal gardens and communal parking on a first-come, first-served basis.

The accommodation is accessed via the main entrance, where a staircase rises to the first-floor landing. There are two useful storage cupboards, providing practical space for household items.

The spacious, front-facing sitting room is a particular feature of the apartment, enjoying a southerly aspect which allows plenty of natural light into the room. The sitting room is open plan to the kitchenette, creating a practical arrangement for everyday living. The kitchenette is fitted with a matching range of wall and base units, incorporating some display cabinetry, together with space for a slimline cooker and a fridge freezer. There is also a useful cupboard positioned above the staircase.

The apartment offers two double bedrooms. The principal bedroom benefits from a fitted wardrobe, providing convenient built-in storage, while the second bedroom has a recessed cupboard housing the hot water cylinder. A modern shower room serves both bedrooms.

Residents have access to a range of communal facilities, including a shared laundry room equipped with Miele appliances and a communal lounge which hosts weekly social events.



These facilities provide opportunities for residents to socialise and enjoy the benefits of community living. Outside, the communal gardens offer an attractive setting, featuring a pond and seating area, creating a pleasant space to sit and relax. Communal parking is available on a first-come, first-served basis.

East Wittering village centre offers a range of local shops, cafés and everyday amenities, with the surrounding coastal area providing opportunities to enjoy seaside walks and the local beaches. The renowned beach at West Wittering is also within easy reach, making this an appealing location for those looking to enjoy village life by the coast.

Combining two double bedrooms, a south-facing living space and useful communal amenities, this apartment presents an opportunity for those seeking retirement accommodation in a popular coastal village.

Tenure: Leasehold.

Local Authority: Chichester District Council

Council Tax: Band C £2,195.27

EPC: C

Services: Mains water, electricity & drainage.

Heating Type: Electric storage heating.

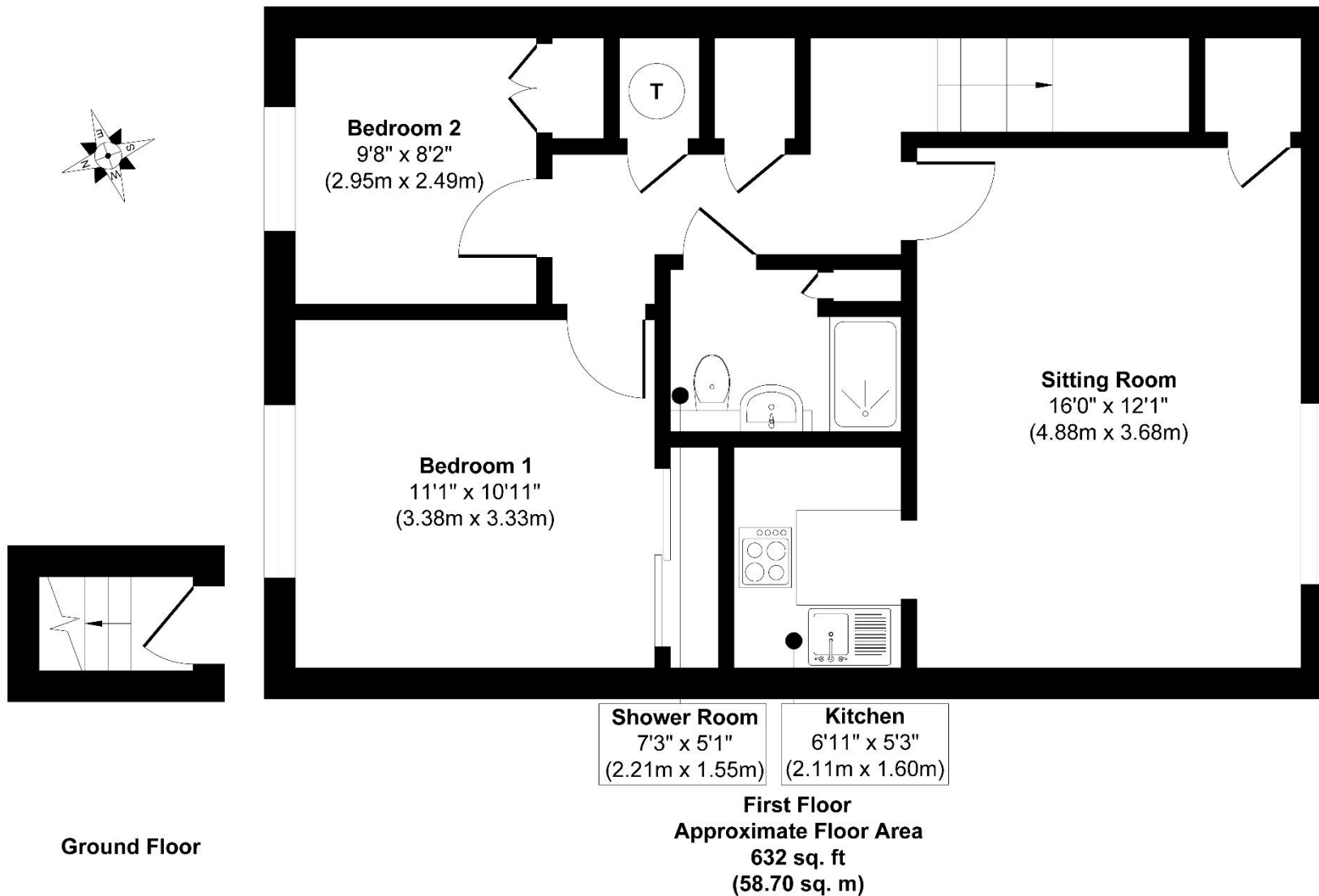
Conservation Area: No

Remainder of 99-year lease granted in 1988. 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.

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.





Approx. Gross Internal Floor Area 632 sq. ft / 58.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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