



Astons
of Sussex
Residential Sales & Lettings



5 Green Court, Cakeham Road, PO20 8BB

5 Green Court, Cakeham Road East Wittering, PO20 8BB

Guide Price £127,500

A nicely presented one bedroom GROUND FLOOR apartment in popular development with the benefit of an EXTENDED LEASE.

This ground floor one-bedroom independent living retirement apartment is situated in East Wittering, close to the village centre and its range of shops and amenities. The property offers well-arranged accommodation with the benefit of communal gardens and communal parking.

The sitting room has a front aspect overlooking the communal garden and is open to the kitchen/dining area. The kitchen is fitted with a matching range of wall and base level units, with space for an under-counter fridge and freezer.

The bedroom has a fitted wardrobe, while the shower room provides the remaining accommodation.

Outside, the property benefits from communal gardens, which are mainly laid to lawn and include planted borders and benches. Communal parking is available on a first-come, first-served basis.

The apartment is conveniently located for access to East Wittering village, where there are a selection of shops, cafés and other everyday amenities. The surrounding area also provides access to the coast and local bus services, making this a practical option for those looking for independent retirement living in a coastal village.



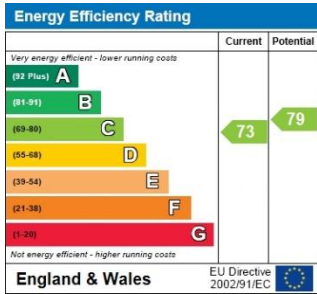
LOCATION

East Wittering village centre is on the doorstep and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately two miles to the west as is popular for its `Blue Flag` sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight. There is a regular bus service at 15 minute intervals serving the local villages and the historic town of Chichester.

Tenure Leasehold | Council Tax Band A | EPC C

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

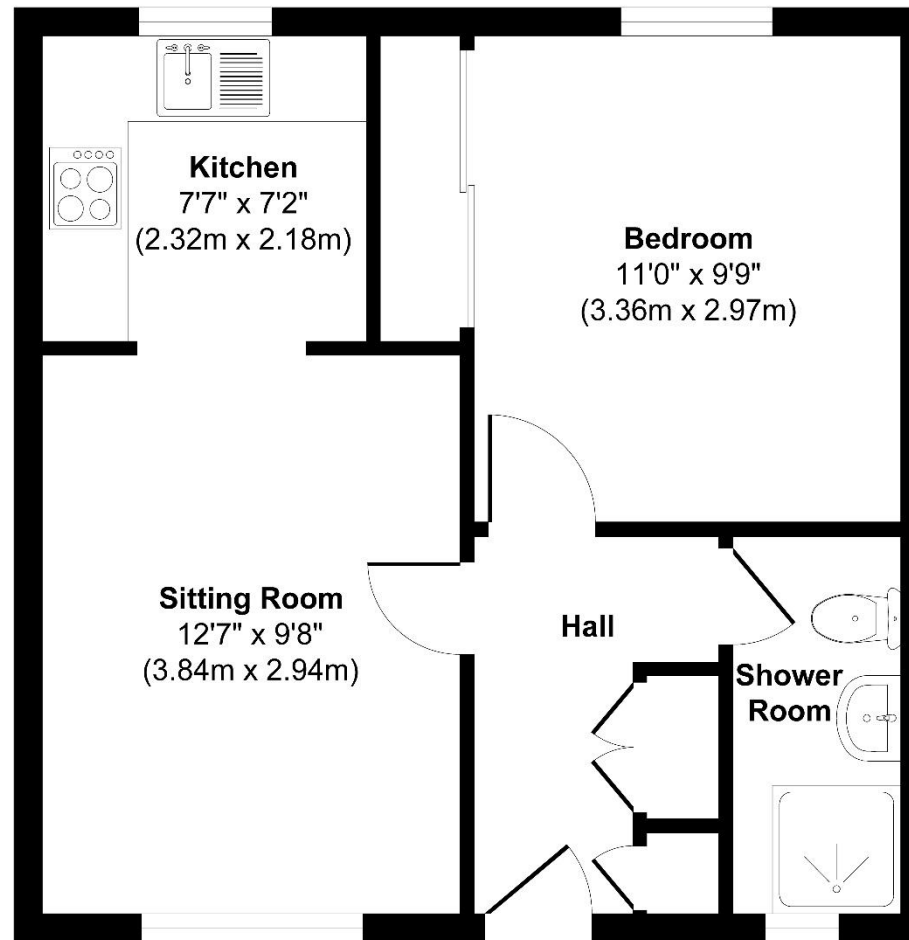
Service charges of £2,279.40 per annum. The services covered within this charge include but are not limited to; external maintenance such as window cleaning & grounds maintenance as well as buildings insurance.



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.



5 Green Court, East Wittering



Ground Floor

Approx. Gross Internal Floor Area 398 sq. ft / 37.05 sq. m

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

Produced by Elements Property



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