



Kingfisher Parade

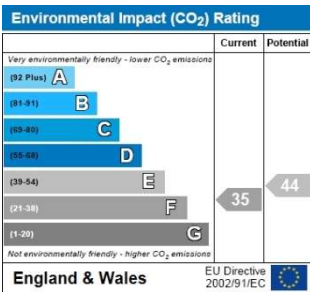
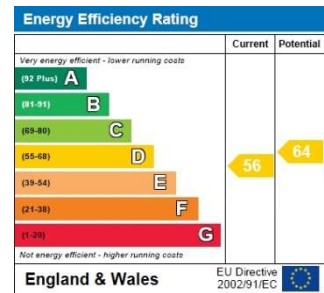
East Wittering

PO20 8BJ

Price £129,950

This converted one bedroom second floor flat is situated in the heart of the popular Sea Side Village of East Wittering, with all the amenities on your doorstep and just a short stroll from the Sea front. Internally, the property measures 462 square feet and comprises; one double bedroom, sitting room, bathroom & kitchen breakfast room. Offered with NO ONWARD CHAIN.

The village has a good selection of traditional shops and Convenience stores, including good quality, Butchers, Bakers, Fishmongers, Greengrocers, Coffee shops and Bars, along with more practical amenities of a Health Centre, Dentist and Library. Additional shopping facilities are available in nearby Chichester some 8 miles away 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 from the area.



External

The flat is accessed via a stairway located in the car park behind Kingfisher Parade. Use of the shared patio area. UPVC door to entrance lobby with turned stairs rising to the second floor.

Sitting Room

Front aspect double glazed window with a distant sea glimpse, wall mounted electric heater.

Bedroom

Front aspect double glazed window with a distant sea glimpse, wall mounted electric heater.

Kitchen

Rear elevation double glazed window with views across the South Downs. Fitted kitchen comprising a range of wall and base level units with roll edge work surface, inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Tiling to principal areas.

Bathroom

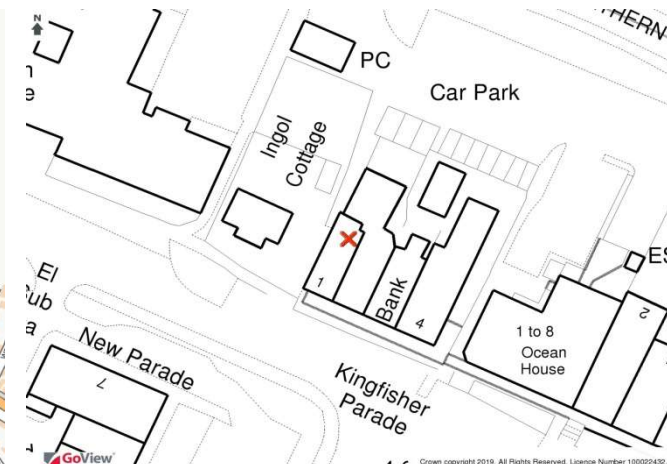
Rear elevation high line windows to rear elevation. White suite comprising panelled bath with electric Triton shower over, low level WC & pedestal wash hand basin. Tiling to principal areas. Electric ladder towel rail.

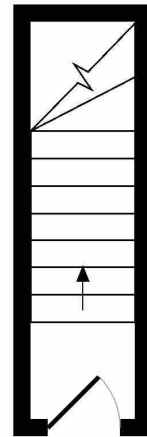
Agents Note

95 years remaining on the lease. Service charges to be confirmed. Ground Rent £150 per annum.

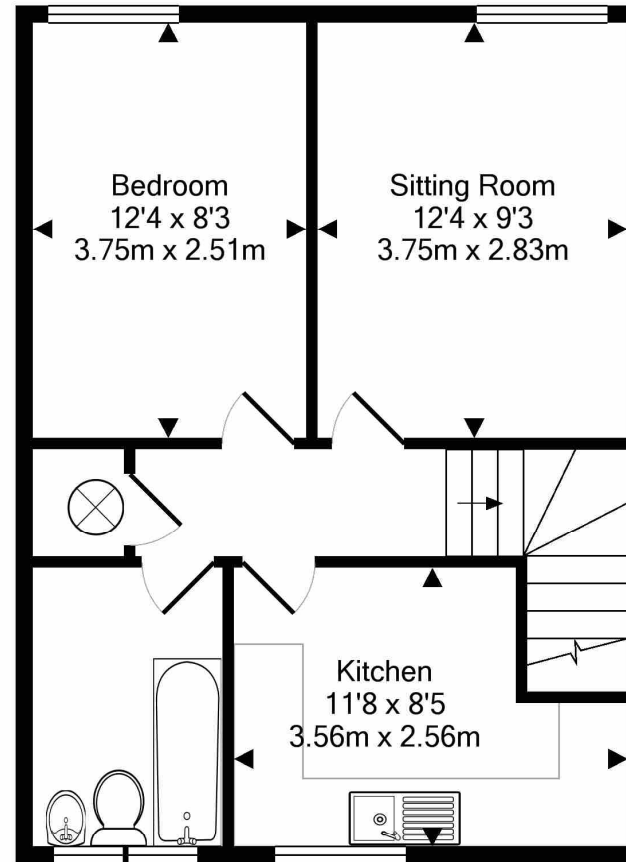
Council Tax

Band B - £1319.38
Chichester District Council





1st Floor



2nd Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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Selsey Office
115 High Street
Selsey, West Sussex
PO20 0QB

01243 607809

1 New Parade
East Wittering
West Sussex
PO20 8EA

01243 670765

sales@astonsofsussex.co.uk
lettings@astonsofsussex.co.uk

www.astonsofsussex.co.uk

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