



3 Windmill Court – Northern Crescent – East Wittering – West Sussex – PO20 8RJ

A two-bedroom first floor apartment in a popular retirement development close to shops



3 Windmill Court

Entrance hall • Sitting room • Two Bedrooms •
Kitchen • Shower room

£150,000 leasehold

Windmill Court is situated off Northern Crescent close to shops in the village centre. The sandy beaches are just a short walk away as is the health centre and library.

An attractive two-bedroom first floor apartment in a convenient position and in need of refurbishment.

The gardens are well maintained with attractive seating areas.

Visitors' parking in the central courtyard.

Facilities include a resident manager, residents' lounge, intercom system, emergency alarm system and laundry.

Good road communications with easy access to the A27 and frequent trains from Chichester to London (Waterloo)

99 year lease from 1988 (64 years remaining)
peppercorn ground rent and 60+ age covenant.

**For viewings please contact the
Scheme Manager on 01243 670594 or
Fifty5plus on 01488 668655**



Sitting Room



Kitchen



Bedroom

The Property

No 3 is an attractive two bedroom first floor apartment overlooking the central courtyard. Approximate room dimensions are as follows: Stairs to first floor landing. Sitting Room (18' x 10'8") Kitchen (8'6" x 6'7") Bedroom 1 (11'5" including double wardrobe x 10'9") Bedroom 2 (9'10" x 9'10") with access to airing cupboard. Shower room (6'7" x 5'4")

Windmill Court is conveniently situated off Northern Crescent within walking distance of shops and the sea. In the summer the village attracts many visitors due to its popular beaches and easy access.

Directions to Windmill Court

From the Chichester-By-Pass south of the city take the A286 (Birdham Road) to Esat Wittering and after about four miles and at the fork in the road, bear left into Bell Lane.

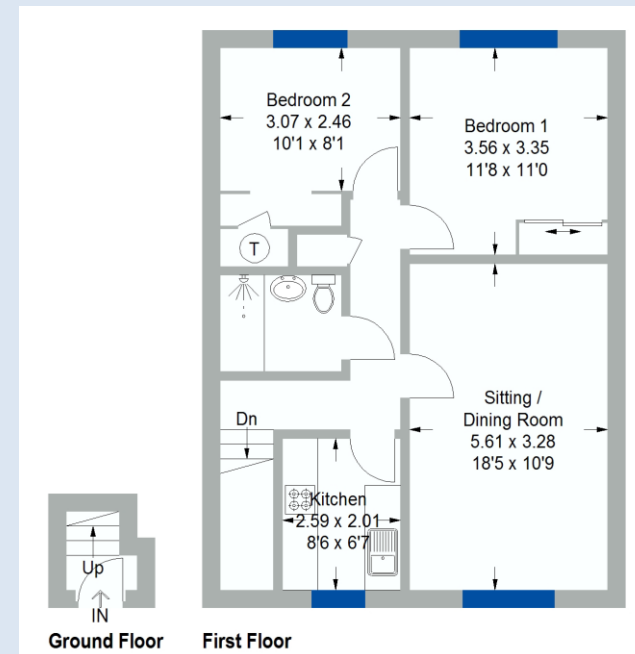
Continue through Somerley into Bracklesham Lane (B2198) and at the crossroads in the village turn right into Stocks Lane. Continue along Stocks Lane passing Legion Way, Kimbridge Road and Seafielld Way on your left. Pass Cakenham Road on your left into Northern Crescent and Windmill Court will be found in a short distance on your right.



Shower room



Bedroom 1



Approximate gross internals: Total: m^2 / ft^2

Energy performance rating: 68

Service charge: £TBC p.a.

Council tax banding: c

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.



Windmill Court

Windmill Court was built in 1987 and designed to provide easily managed accommodation in a secure environment. There are well maintained attractive gardens and grounds with seating areas and parking spaces to the front of the properties. There is a resident scheme manager, emergency alarm in each property, a residents' lounge and shared laundry.

Location

East Wittering is an attractive village on the south coast with a good range of shops and on a clear day you can see across to the Isle of Wight. The nearby dunes at East Head are owned by the National Trust and form part of a protected tidal lagoon.

The surrounding area is very attractive with many places of interest to visit including the magnificent Fishbourne Palace which was probably abandoned by the Romans in the 4th century. Earnley Butterflies and Gardens, Sussex Falconry Centre and Goodwood House are also nearby. Access to the sea is by Bracklesham or down Shore Road and at nearby West Wittering where there is safe bathing.

Further afield

East Wittering is on the coast about seven miles south of Chichester on the edge of the harbour. Chichester itself is by-passed by the A27 which connects eleven miles to the west with the A3(M) at Havant. West Wittering is a mile further along the coast and Selsey about eight miles by car. Trains from Chichester to London (Victoria) take about two hours.



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