





APPROXIMATE GROSS INTERNAL AREA = 695 SQ FT / 64.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

WALBERTON OFFICE

5 Maple Parade
Walberton
BN18 0PR

Tel 01243 551368
walberton@simswilliams.co.uk
simswilliams.co.uk

£99,950 Leasehold

**FLAT 39 WINDMILL COURT,
BARNHAM ROAD,
BARNHAM,
PO22 0DY**

- Top Floor Retirement Apartment
- Bright Living Room/Dining Room
- Modern Fitted Kitchen
- Large Double Bedroom
- Fully Tiled Shower Room
- Camera Entry System
- Residents Lounge
- Guest Suite & Laundry Room
- Car Parking Facilities

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = B

This top floor retirement apartment is accessed via a secure communal door equipped with an entry phone system, lift and stairs, being conveniently located, close to shops and amenities in Barnham.

The property offers bright and spacious accommodation and comprises a good size inner hall with a useful storage cupboard.

The L-shaped lounge/dining room is a generous size room with glazed double doors leading into a modern fitted kitchen with integrated appliances, including fridge/freezer, eye-level oven and electric hob. Window enjoying far reaching views across fields.

The larger than average double bedroom benefits from built in wardrobe cupboards and has ample space for other bedroom furnishings.

There is a fully tiled shower room with modern suite comprising built in vanity wash hand basin, WC and shower cubicle.

Windmill Court benefits from a spacious and well maintained residents lounge with an adjacent kitchen, along with a well equipped guest suite with twin beds and a communal laundry room.

There is off road parking for residents and guests, situated in front of the building.

The property is leasehold with the remainder of a 125 years lease from 2006. Current ground rent £394 per annum and £3509.26 per annum maintenance charge, payable 6 monthly in advance.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

Windmill Court is situated on Barnham Road in the centre of Barnham Village, from Barnham Station proceed west along Barnham Road for approximately 500 yards, taking the first turning on the left where the entrance to Windmill Court can be found on the right.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

