





Flat 9

Green Court Cakeham Road, Chichester

A one bedroom first floor warden-assisted retirement apartment for the over 60's.

Council Tax band: A - £1,560.73 - 2025/26

Tenure: Leasehold - 99 year lease from July 1984

EPC Energy Efficiency Rating: D

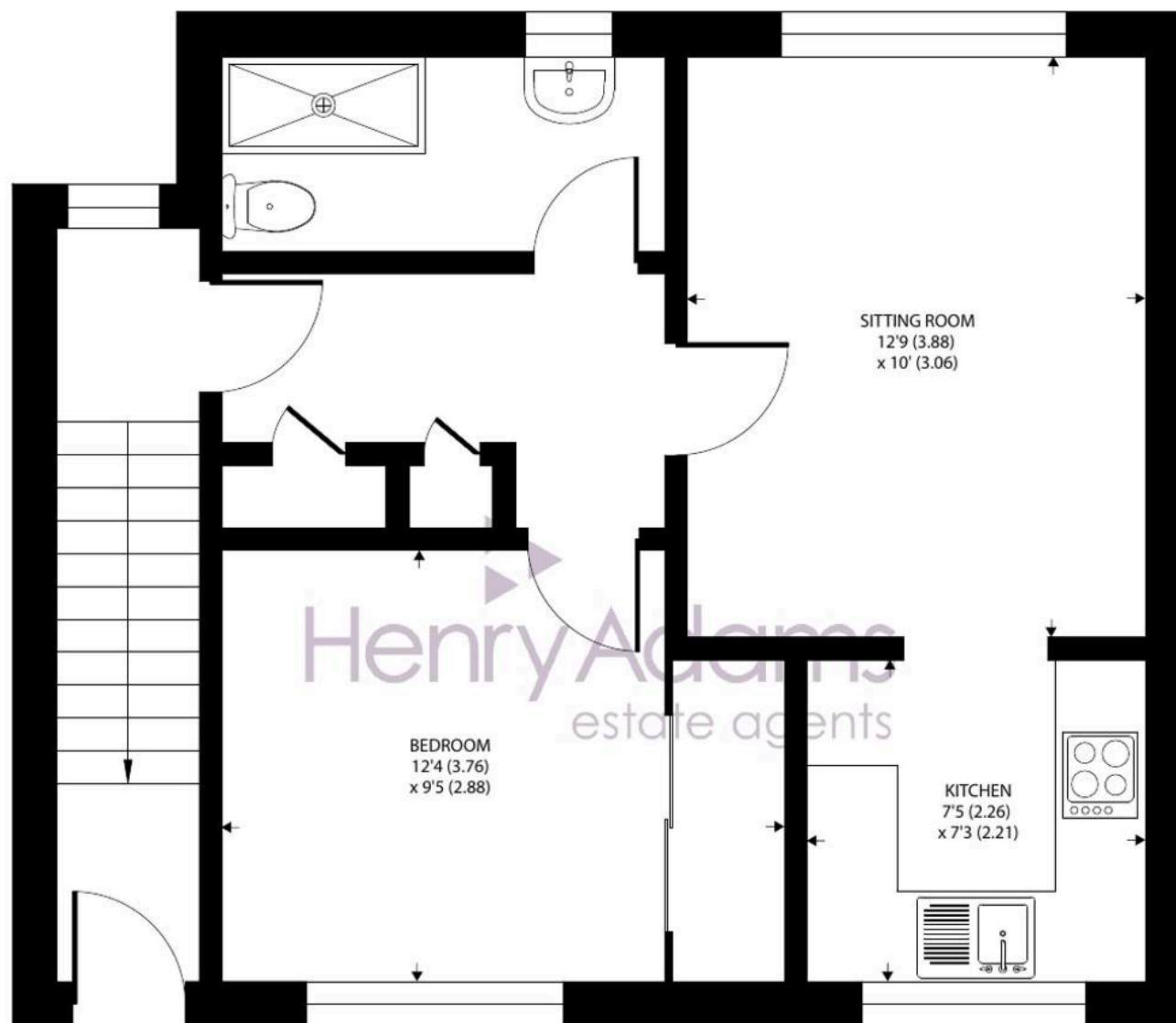
EPC Environmental Impact Rating: D

- Well-presented one bedroom first floor retirement apartment
- Newly fitted carpets
- Modern shower room
- Over 60's only
- Warden assisted
- Conveniently situated in the centre of East Wittering village
- Close to the beach
- No forward chain

Location

Green Court is ideally positioned in the heart of East Wittering, just a short, level walk from both the beach and the village centre. The village offers a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, a butchers, greengrocers and a post office, making it a thriving and convenient community. The beach at East Wittering is particularly popular for coastal walk. Chichester is just a short drive or bus ride away, providing a broader selection of shops, cultural attractions and transport links.





FIRST FLOOR

Approximate Area = 470 sq ft / 43.6 sq m

For identification only - Not to scale





Flat 9

Green Court Cakeham Road, Chichester

Situated within a well-maintained and welcoming retirement development in the heart of East Wittering, this one-bedroom first floor apartment offers comfortable, low-maintenance living designed specifically for the over-60s. Ideally positioned just moments from the village centre, residents can enjoy easy access to a range of independent shops, cafés, restaurants, and essential amenities. The beautiful East Wittering beach is also within easy reach, offering scenic coastal walks and fresh sea air right on your doorstep.

The apartment features a good-sized sitting room and a separate fitted kitchen, which provides a practical layout with a range of units and work surfaces, incorporating space for essential appliances.

The double bedroom has fitted wardrobes and room for additional bedroom furniture.

Completing the accommodation is a shower room fitted with a walk-in shower, wash basin and WC, designed for ease of use and accessibility.

Residents benefit from a secure and supportive environment, with features that typically include:

- Residents' communal lounge
- On-site house manager
- Emergency pull-cord system
- Well-maintained communal gardens
- Residents' parking (subject to availability)



Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721

eastwittering@henryadams.co.uk

www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.