





## Flat 7

Green Court Cakeham Road, Chichester

A two bedroom ground floor retirement apartment in the centre of East Wittering village and close to the beach.

Council Tax band: A

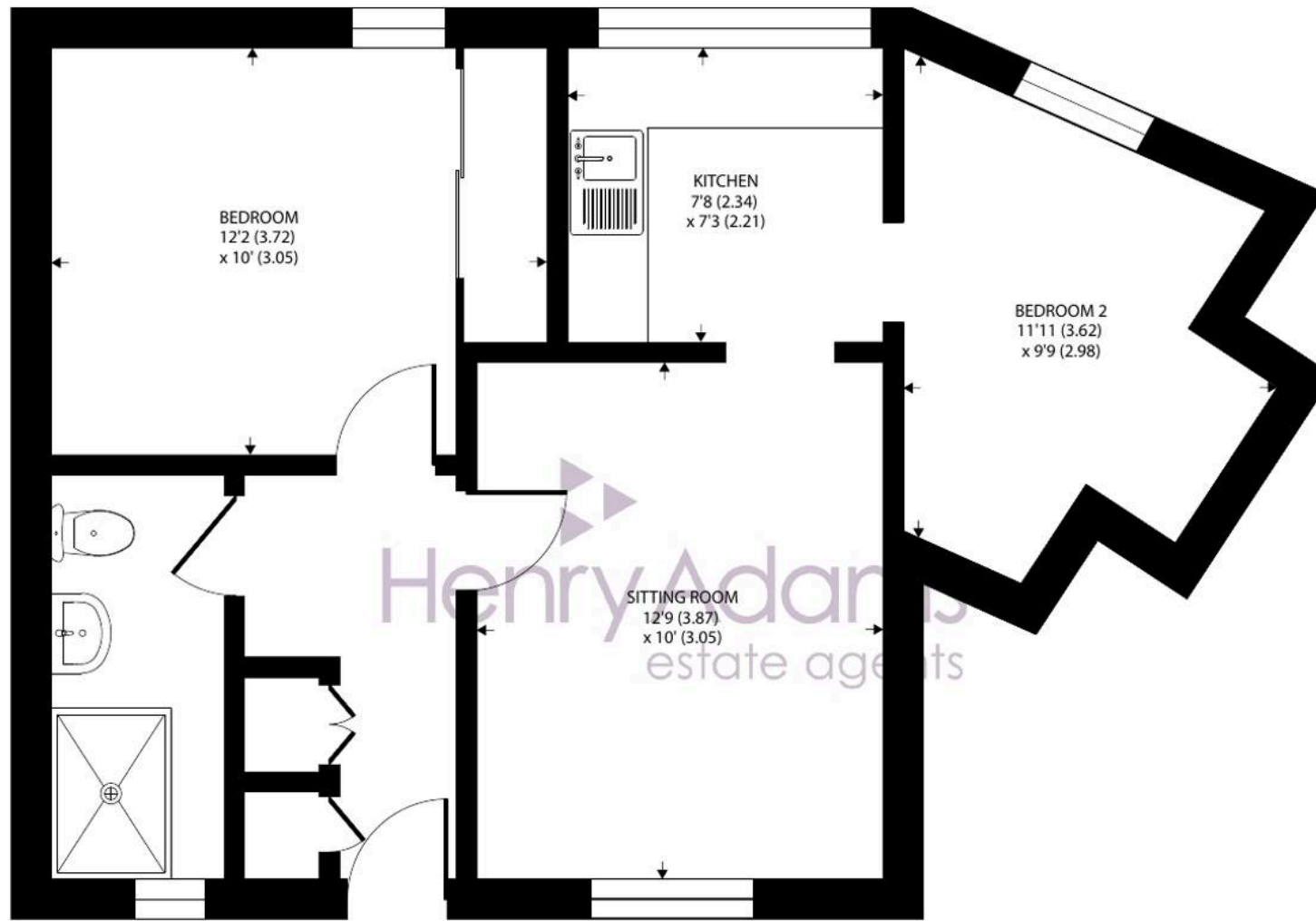
EPC - C

Tenure: Leasehold

- Two bedroom ground floor retirement apartment
- Communal laundry facilities
- Warden assisted
- Sitting room
- Shower Room
- Conveniently situated in the centre of East Wittering village
- Close to the beach
- No forward chain

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.





GROUND FLOOR

Approximate Area = 507 sq ft / 47.1 sq m

For identification only - Not to scale





## Flat 7

Green Court Cakeham Road, Chichester

A two bedroom ground floor retirement apartment in the centre of East Wittering village and close to the beach.

A well-presented and conveniently situated two bedroom ground floor warden assisted retirement flat for the over 60's, offering good-sized accommodation.

The property features a spacious bright and airy sitting room, providing a comfortable and inviting space for relaxation. The kitchen is well-positioned and practical, offering ample storage and workspace.

The main bedroom is generously proportioned, comfortably accommodating a double bed along with additional furnishings. A shower room and useful storage areas off the hallway complete the internal accommodation.

The second bedroom offers potential for a separate dining room/hobby room if required.

Situated in a desirable location close to local amenities and the seafront, the property benefits from a convenient setting while maintaining a peaceful residential feel

Council Tax band: A - £1,639.30 2026/27

Tenure: Leasehold - 99 year lease from July 1984

EPC Energy Efficiency Rating: C

No forward chain.



## Henry Adams – East Wittering

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

01243 672721

[eastwittering@henryadams.co.uk](mailto:eastwittering@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.