



11 Tamarisk Lodge

A well presented first floor apartment in a retirement development in East Wittering close to the beach and village.



- ▶ **First Floor Apartment**
- ▶ **Lodge Manager**
- ▶ **Spacious Accommodation**
- ▶ **Conveniently Located for the Beach and Village**
- ▶ **Retirement Development**
- ▶ **Communal Lounge**
- ▶ **Two Double Bedrooms**
- ▶ **No Forward Chain**
- ▶ **Bus Stop Outside**

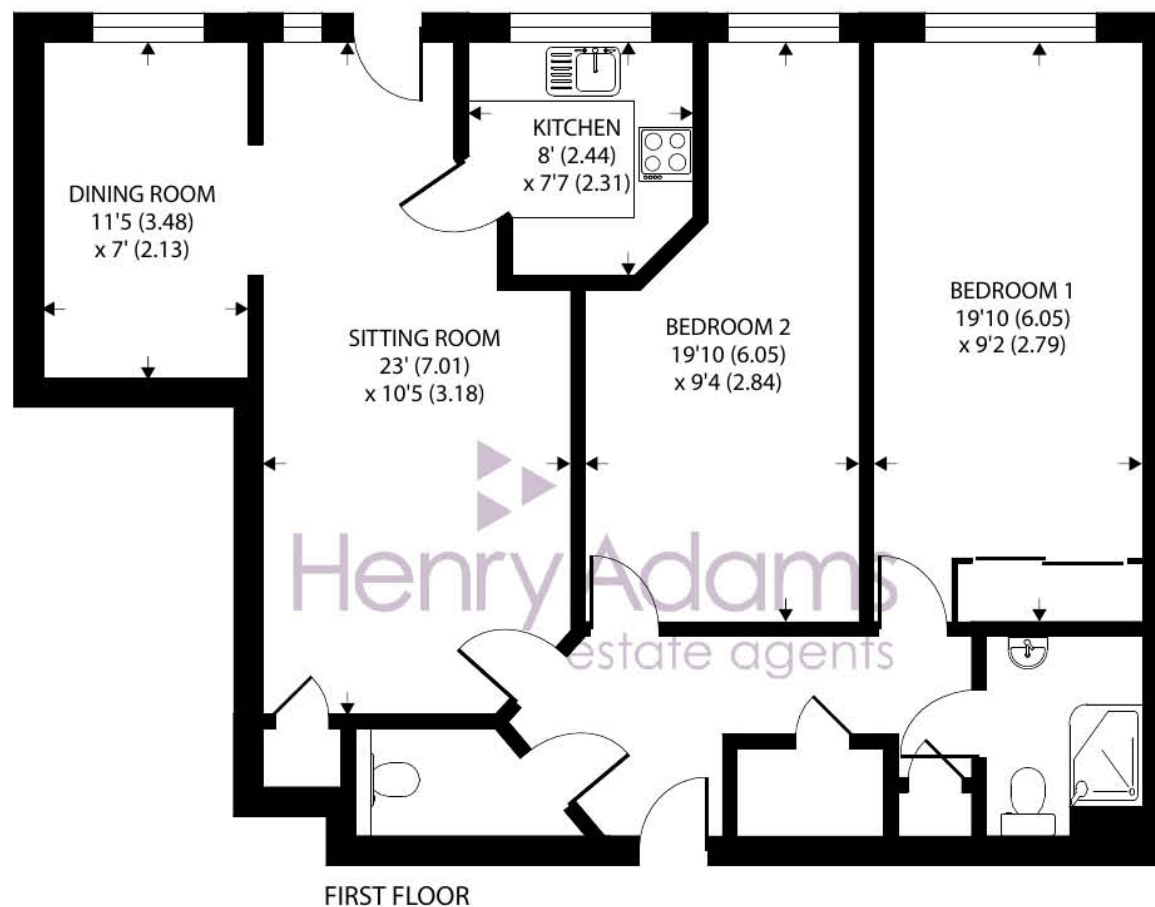
A beautifully presented, modern two-bedroom first-floor apartment in the prestigious Tamarisk Lodge development, offered with no forward chain. Conveniently located close to East Wittering village with its wide range of amenities, and just a short stroll from the beach, the property is also within easy reach of the new Co-op in Bracklesham Bay.

On entering the apartment, a spacious hallway welcomes you. The bright and airy living/dining room, complete with a Juliette balcony, benefits from plenty of natural light. Off the living room, the modern kitchen is equipped with integrated Zanussi appliances. There are two double bedrooms, with the principal bedroom featuring fitted wardrobes. The apartment also offers a contemporary shower room, an additional cloakroom, and ample storage cupboards. For convenience, a lift and staircase provide easy access to the first floor.

Residents of Tamarisk Lodge enjoy a range of facilities, including a communal lounge which can be booked for family gatherings, a guest suite for overnight visitors, and beautifully maintained gardens. Additionally, a lodge manager, cycle and mobility scooter storage, and resident parking on a first-come, first-served basis enhance the lifestyle offering.

Located on a regular bus route, the apartment provides easy access to East Wittering and the nearby Cathedral City of Chichester.





Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



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.

Location

Situated in the coastal village of East Wittering, some 7 miles to the south-west of the City of Chichester. The beach here enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities including: infants/junior school, GP surgery, chemist, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester, which offers a full range of shops, leisure facilities, cinemas, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood racecourse and motor circuit are some 3 miles beyond Chichester.

FAQ

Leasehold with 125 years remaining from 2017. Annual service charge: £6,118.89; Ground rent: £625 per annum.

One resident must be aged over 60, a second resident must be over 55.

