



3 Sandlands Court, Stocks Lane

A two bedroom ground floor bright and spacious apartment in the centre of East Wittering village.



- ▶ Ground floor apartment
- ▶ Bathroom & En Suite Shower Room
- ▶ One Allocated Parking Space
- ▶ Short Distance to the Beach
- ▶ Two Bedrooms
- ▶ Open Plan Kitchen/Living/Dining
- ▶ Ideal Investment/Second Home
- ▶ Village Centre Location

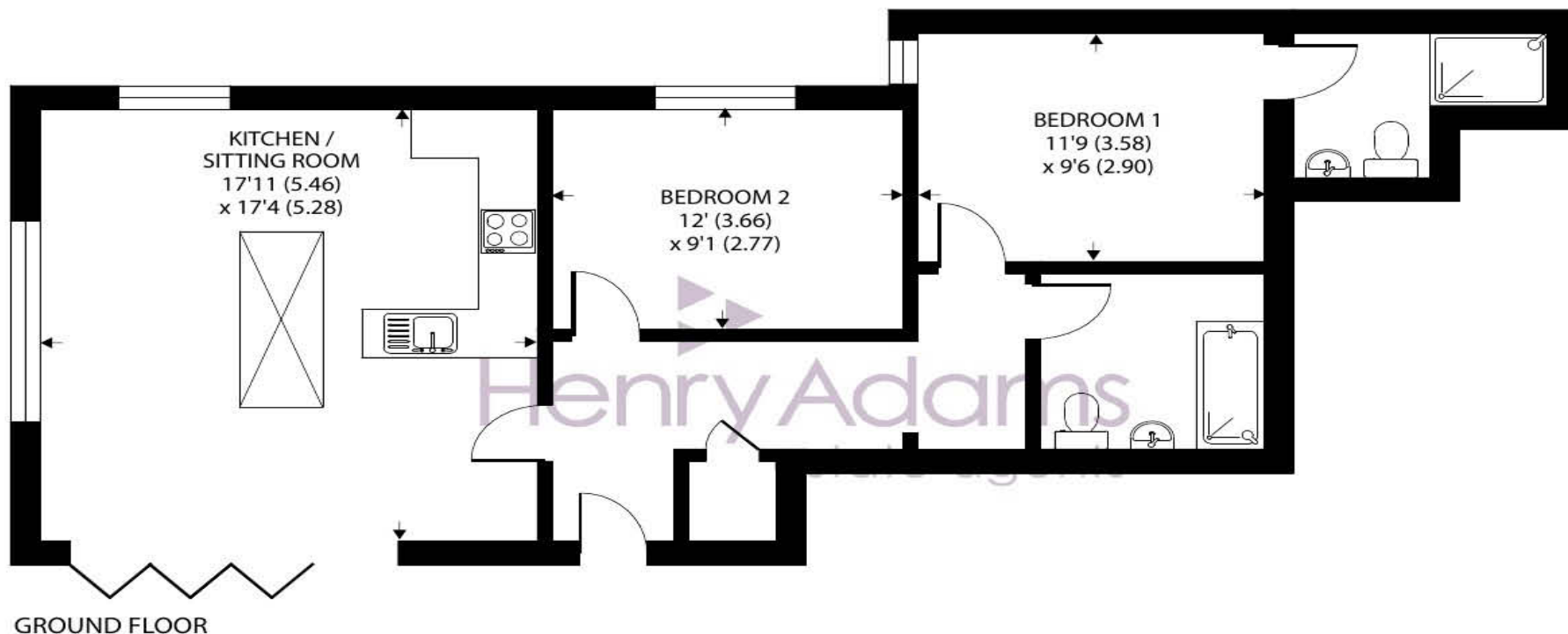
3 Sandlands Court is a well-designed 2-bedroom ground-floor apartment, offering comfortable and practical living space. It's a great option for anyone seeking a coastal home, second residence or buy to let investment.

Upon entering, the open-plan kitchen features a central island and plenty of counter space, flowing into the bright sitting/dining room with its triple aspect, creating a perfect area for relaxing or entertaining. Furthermore, you will find two double bedrooms, the principal bedroom featuring its own en-suite. Completing the accommodation is a separate family bathroom equipped with bath/shower for added convenience.

Outside, you will find an allocated parking space and an EV charging point, perfect for eco-conscious living. The location is convenient, with shops, cafes, and bus routes nearby, and the beach just a short distance away.

This property is offered with no forward chain.





Stocks Lane, East Wittering, Chichester

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1187995

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.

To arrange a viewing call **01243 672721** View details online at henryadams.co.uk

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Location

Situated in the village of East Wittering, a coastal village some 7 miles south-west of Chichester. The beach is a popular place to enjoy a variety of water sports or admire the lovely view towards the Isle of Wight. Village amenities include infants/junior school, GP surgery, dentist, library and a range of shops. There is a regular bus service to Chichester City centre with shops, restaurants, cinema, Festival Theatre and mainline railway station. Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From East Wittering, proceed along Cakeham Road past the parade of shops in an easterly direction. Sandlands Court is on the right-hand side at the end of the road.

FAQ

199 year lease commencing 19/12/2021

Annual Service Charge £1,400.00

