



Price Guide £375,000

Flat 2, The Mariners 22 Marine Close, West Wittering, Chichester, PO20 8HG

BAILEYS



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A mere stones throw from the beach and with a wonderfully light and open interior, this Maisonette presents beautifully with sea views and a vaulted ceiling. Along with this exceptional living space there are two generous bedrooms, two ensuite bathrooms, a further separate cloakroom and a ground floor entrance porch and utility room.

The nearby shoreline is merely 150 metres walk down the nearest Twitten and the village of East Wittering is just 5 minutes' walk offering a fantastic array of local eateries, supermarkets and regular transport links to the City of Chichester.

This property would make a wonderful weekend bolthole, Holiday Let or seaside residence.

Within the small development there is one reserved parking space, access to a bike store and the property is being sold with 2/3 ownerships of the freehold and 106 Years remaining on the existing Lease. There is an annual ground rent to pay of £200 and a current service charge of £1698 from 1st Jan 2026 - 31st Dec 2026.

Entrance Porch: Coat pegs.

Utility Room: Black Granite worktops, boiler, butler sink, inset fridge/freezer, tumble dryer, washing machine.

Landing: Loft hatch.

Bedroom 2: Triple window, radiator.

Ensuite Shower Room: Shower cubicle, wash basin, mirror, chrome heated towel rail, WC.

Bedroom 1: West facing, triple window, two built-in hanging cupboards, radiator.

Ensuite Bathroom: Shower cubicle, inset bath, wash basin, chrome heated towel rail, WC.

Cloakroom: WC, wash basin, chrome heated towel rail.

Kitchen: Black granite worktops, 4-ring gas hob, single electric oven, extractor fan, integrated dishwasher, double butler sink, under the counter fridge, tiled flooring.

Living Space: Sea views, Double aspect, vaulted ceiling, three triple width windows, two radiators.

Viewings by appointment with Baileys only.

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APPROXIMATE GROSS INTERNAL AREA
864 SQ FT / 80.3 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1270821)

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