





SEACOURT



## Sea Court, 49 Marine Drive

Situated on the beach front of East Wittering with panoramic views along the coast and direct access to the beach.

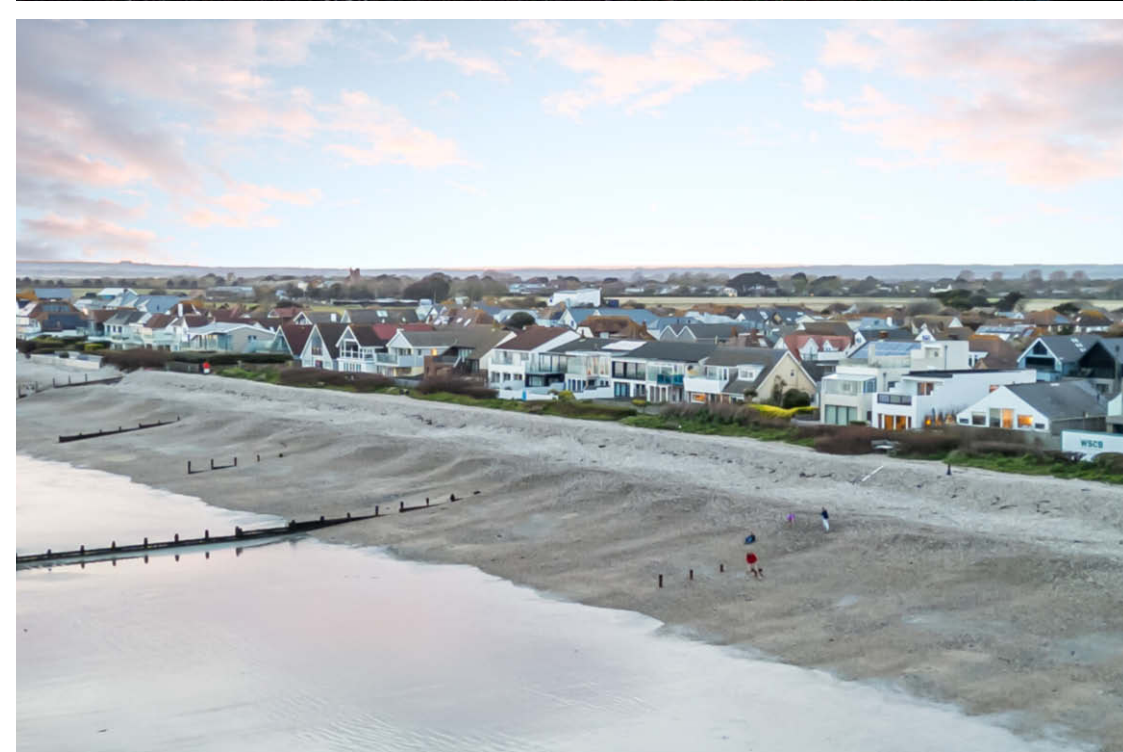


- ▶ **Beach Front Property**
- ▶ **Situated in a Sought After Road**
- ▶ **Panoramic Sea Views and Balcony**
- ▶ **Three Double Bedrooms**
- ▶ **No Forward Chain**
- ▶ **Direct Access to the Beach**
- ▶ **Two Bathrooms**
- ▶ **Potential to Extend STPP**

Sea Court presents an excellent opportunity to purchase a three-bedroom detached residence on the sea front of East Wittering, this exceptional property benefits from direct beach access and uninterrupted views over the coastline.

As you enter the front door, you are greeted by a sitting/dining room which showcases the beautiful panoramic sea views, patio doors onto a paved patio, seamlessly blending indoor and outdoor living and flooding the area with natural light. A separate kitchen is well equipped and offers ample storage, completing the ground floor accommodation is a convenient shower room and a versatile bedroom. Stairs from the hallway rise to the first floor where you find the principal bedroom boasting built-in wardrobes and a private balcony overlooking the sea. A further double bedroom and family bathroom can be found along the hall.

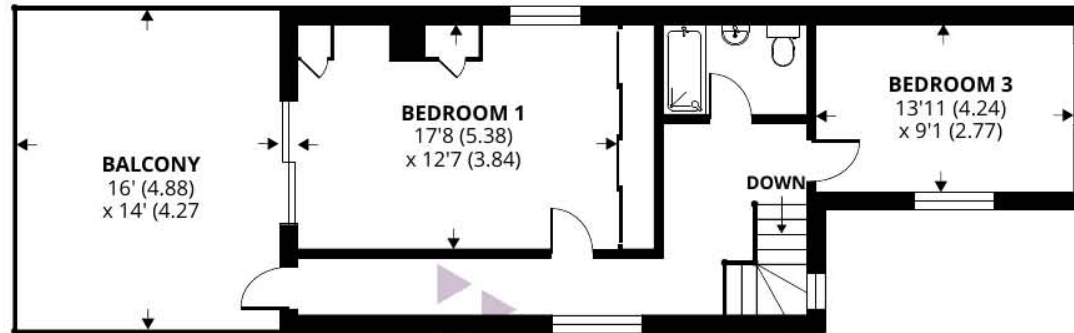
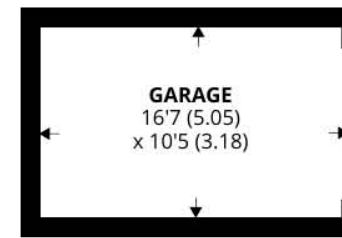
Outside, a charming patio area invites relaxation, providing direct access to the beach. Further enhancing this property is a sizable, detached garage and ample off-road parking. With no forward chain, Sea Court presents an excellent and rare opportunity to create the perfect coastal residence.



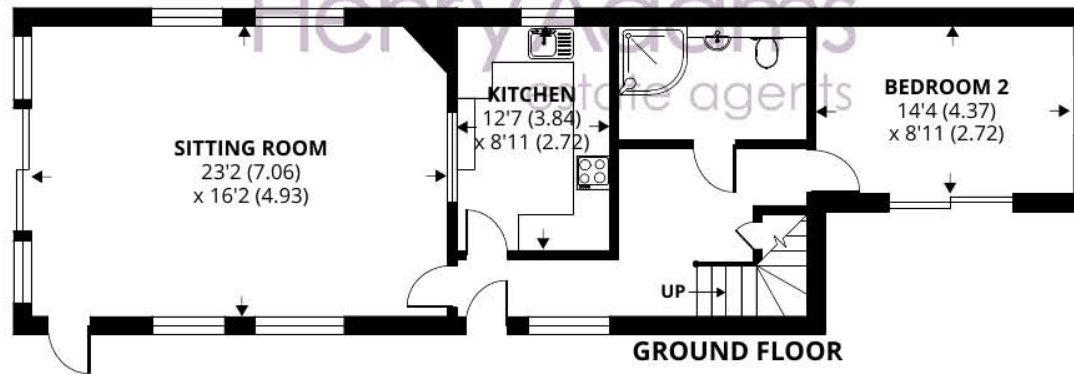








**FIRST FLOOR**



**GROUND FLOOR**

## 49 Marine Drive, West Wittering

Approximate Area = 1432 sq ft / 133 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1611 sq ft / 149.6 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). © nchecom 2024. Produced for Henry Adams, REF: 1112330

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 West Wittering, some 7 miles to the south-west of the City of Chichester. The beach 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 main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

## Directions

From East Wittering village, proceed south towards the sea, just past 'The Boulevard' cafe, turn right into Marine Drive continue down the road past Culimore Road, then take the next right before Marine Close, number 49 can be found 160 yards down the road, on the beach side.





